



TOWN OF
BRECKENRIDGE

Town Council Work Session
Tuesday, October 24, 2023, 2:30 PM
Town Hall Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE IS HOLDING HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Login information is available in the calendar section of our website: www.townofbreckenridge.com. If you will need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

I. ROOT POLICY HOUSING ASSESSMENT (2:30-3:15pm)

2023 Needs Assessment Review

II. PLANNING COMMISSION DECISIONS (3:15-3:20pm)

Planning Commission Decisions

III. LEGISLATIVE REVIEW (3:20-3:40pm)

2024 Mill Levy Ordinance (First Reading)

Tax Code Update - Changing Definitions (First Reading)

2024 Budget and 2024-2028 Capital Improvement Plan Adoption and Public Hearing
(Resolution)

Resolution to Approve a Grant Application for Land and Water Conservation Funding
(Resolution)

Resolution to Approve a Grant Application for Colorado Parks and Wildlife Funding
(Resolution)

Town Manager Appointment and Contract Approval (Resolution)

IV. MANAGERS REPORT (3:40-4:10pm)

Public Projects Update

Mobility Update

Sustainability Update

Housing and Childcare Update

Committee Reports

Financials

Human Resources Staffing Update

V. OTHER (4:10-4:30pm)

BTO Contract Discussion

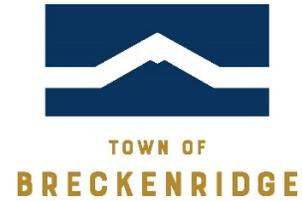
VI. PLANNING MATTERS (4:30-6:15pm)

Block 11 Housing Work Session

Cultural Arts Visioning Plan Concept

De Novo Hearing 114 South Main Street Redevelopment

BGV Peak 8/Gold Rush Lot Development Discussion



Memo

To: Breckenridge Town Council Members
From: Laurie Best, Housing Manager
Date: 10/18/2023 (for worksession 10/24/2023)
Subject: Summit County Housing Needs Assessment 2023 Findings

The Summit Combined Housing Authority contracted with Root Policy Research to provide an updated Housing Needs Assessment. The last County-wide needs assessment was in 2020, pre-Covid and the projections were outdated due to drastically different market conditions post-Covid. This new 2023 study involved a significant community engagement process and considerable market analysis. It also includes findings from employer focus groups and resident and in-commuter surveys. The updated study will serve as a guide in terms of the quantity of units needed for sale and for rent in each of the County's basins, and the affordability targets that will best address the deficiencies in our communities. It also includes considerable information on owner and renter challenges and preferences that should guide the design and planning of future workforce housing. Staff is continuing to digest the data and we have invited Root Policy to present the key findings at your Council worksession on October 24th.

In summary, the 5 year housing needs in the Upper Blue Basin remain significant (426 rentals and 222 home ownership) at a variety of incomes. This evaluation assumes that all projects currently under construction and/or in the 2022 Housing Blueprint pipeline (Stables Village, Trails at Berlin Placer, Alta Verde 2, Stan Miller, Block 11, and a public works project) are constructed. The study also includes recommendations for the addition of more workforce communities that provide a mix of ownership and rental units, and more affirmatively market to Spanish speaking and immigrant residents. There are also recommendations to disincentivize demolition and redevelopment (loss) of existing inventory. Housing staff will utilize this Needs Assessment to evaluate our programs and projects to ensure we are moving forward to effectively address the issues, preferences, and concerns that are identified. We look forward to any questions, comments, or suggestions.



Root Policy Research

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www.rootpolicy.com

970.880.1415

Summit County

2023 Housing Needs Assessment

PREPARED FOR:

Summit Combined Housing Authority
Summit County
Town of Breckenridge
Town of Dillon
Town of Frisco
Town of Silverthorne
www.summithousing.us

CREATED

September 2023

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Summit County Housing Needs Assessment

Executive Summary



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Study Background

The Summit County Housing Needs Assessment, completed in September 2023, provides updated housing needs for Summit County, the Summit Combined Housing Authority (SCHA), and the Towns of Breckenridge, Dillon, Frisco, and Silverthorne.

The HNA is comprised of five sections:

- I. Demographic and Economic Trends
- II. Housing Inventory
- III. Housing Affordability and Needs
- IV. Focus Group Findings
- V. Survey Findings

Demographic and Economic Trends

Primary Demographic Trends Affecting Housing Needs

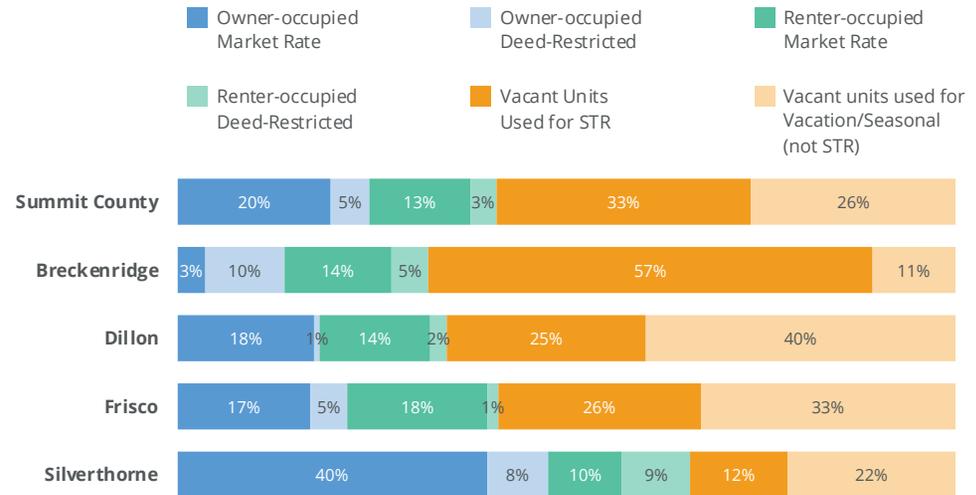
- Between 2019 and 2021, Summit County's population of permanent residents declined by 220 people, or 1% of the population. The county's loss of permanent residents is likely due to workers leaving the county for more affordable housing elsewhere, owners selling their homes, and conversion of long term rental and ownership units into short term rentals and second home use.
- Seniors are a growing segment of the county's population. The strongest resident growth between 2010 and 2021 was for residents aged 65 and older. Residents aged 45 to 64 years declined.
- In 2021, the average income of households moving into the county was \$44,000 higher than those moving out of the county.
- Hispanic households have a median income that is 40% lower than non-Hispanic White households.
- Since 2010, job growth has outpaced workforce growth. The county's main industries are largely dependent on a labor pool located outside of the county.

Housing Inventory

Primary Findings in Housing Inventory Analysis

- To keep an ample supply of housing for permanent residents, the county must maintain an adequate ratio of housing units, including units in vacation use, to households. In 1990, the county had 3.2x more housing units than households; by 2021, this had dropped to 2.5x as housing production lagged household growth.
- As of 2023, countywide, an estimated 33% of units are used as short term rentals and 26% are used as vacation homes.

Distribution of Occupancy and Use of Housing Units, 2023

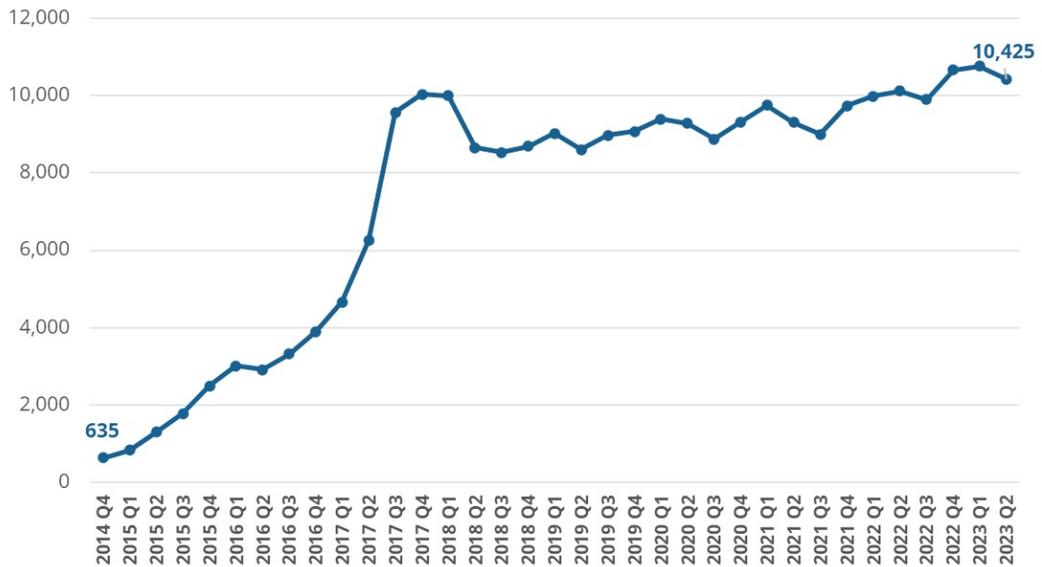


Source: SCHA, Summit County, towns, Colorado State Demographer, Root Policy Research.

Primary Findings in Housing Inventory Analysis

- Short term rental (STR) licenses grew exponentially between 2014 and 2017 as the industry grew. As of 2023, there were 10,425 active STR listings in Summit County.

Active Short Term Rental Listings in Summit County, 2014 Q4-2023 Q3

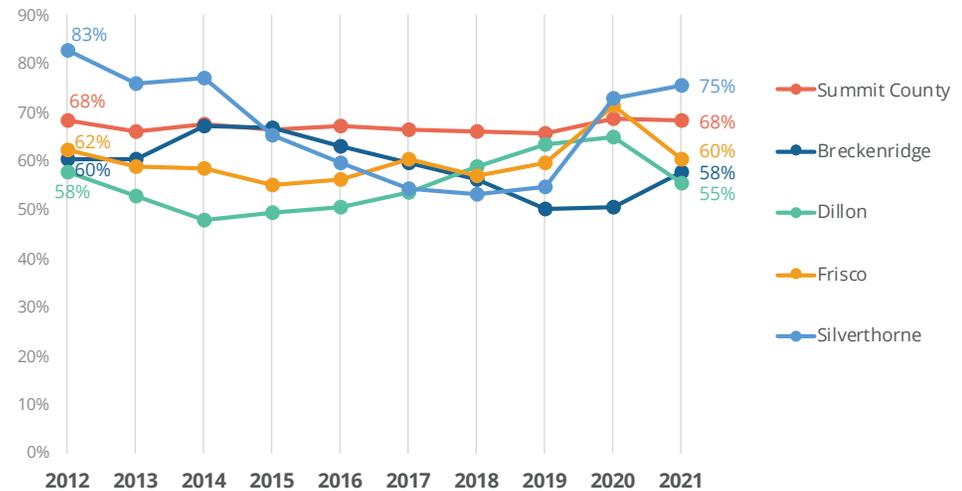


Source: AirDNA.

Primary Findings in Housing Inventory Analysis

- As of third quarter 2019, there were zero rental vacancies for studios, 1-bedroom, and 2-bedroom rentals and 1.8% vacancy for 3-bedroom rentals.
- Between 2020 and 2021, buyers who originated mortgages for principal residences had significantly lower incomes (\$103,000 median income) than second home buyers (\$291,000) and investment property buyers (\$209,000).
- The homeownership rate has dropped in every town since 2012 and is currently 68%.

Trends in Homeownership Rate, 2012 - 2021



Source: 5-year ACS.

Primary Findings in Housing Inventory Analysis

- According to the Colorado State Demographer, second home purchases are most common among buyers between the ages of 40 and 50 years old, which Millennials will be reaching in the next 10-15 years. Demand for second homes is expected to stay strong due to the large number of Millennials and post-Millennials in Colorado.
- Altogether, approximately 2,200 new units could be developed in Summit County in 5+ years, including affordable and market rate units. Based on affordable housing needs projections, this production could fulfill about 20% of ownership needs and 50% of rental needs.
- An estimated 5,600 units are possible before the county reaches estimated build out and developable land becomes very limited. The cost and intended use of these units—e.g., seasonal, vacation, workforce—will have a large impact on how the county is able to accommodate demand from existing residents, new workers, and in-commuters.

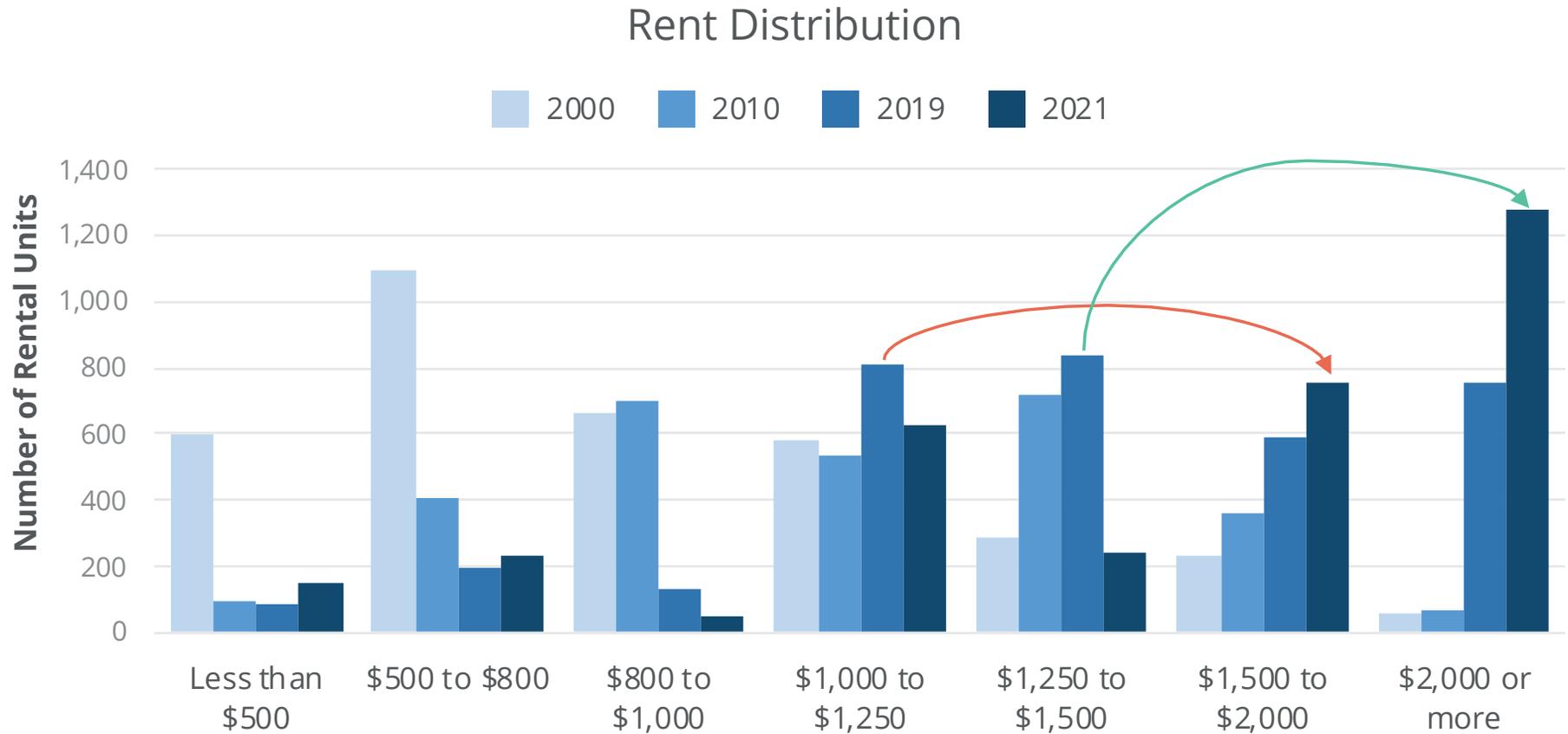
Housing Affordability and Needs

Primary Findings from Affordability Analysis

Rental costs have continued to shift upward, with sharp increases between 2019 and 2021.

- In 2021, 38% of rental units rented for \$2,000/month or more (v. 22% in 2019).
- In Spring 2023, 15% of renters in the county could afford the cost of units listed for rent.
- The median rent per bedroom was \$1,667 in Spring 2023, requiring an annual income of \$67,000 per year or an equivalent full time hourly wage of \$32/hour.
- The median deed–restricted rental is \$1,200 per bedroom, potentially saving a renter \$450 per month or \$5,500 in rental costs annually.

Rent and Utility Cost Shifts, 2000 to 2021



Primary Findings from Affordability Analysis

The price of a single family detached home has risen by 86% since 2018. As of 2022, the down payment needed to buy a single family detached home was \$383,000.

Homeownership is out-of-reach for the vast majority of renters for all product types. Condominiums are the the most affordable product.

- The median-valued single family detached home requires an income of \$456,183;
- Townhome requires an income of \$304,230;
- A “plex” product requires an income of \$337,460;
- A unit in a large multifamily complex requires an income of \$207,786.

Source: County Assessor Data, 2023. Calculations assume a 30-year mortgage, 7% interest rate, 20% down payment, and an additional 27% of the mortgage payment for HOA fees, utilities, and taxes.

Countywide Five-year Housing Needs: Rental Units

The number of rental units needed to address current needs and accommodate projected employment growth between 2023 and 2028 include:

- **588** rental units for < 60% AMI
- **464** rental units for 61-80% AMI
- **209** rental units for > 81% AMI
- **1,261** rental units total.

Countywide Five-year Housing Needs: Ownership Units

The number of ownership units needed to accommodate current needs and projected employment growth between 2023 and 2028 include:

- **182** ownership units for 61-80% AMI
- **531** ownership units for 81-100% AMI
- **260** ownership units for 101-120% AMI
- **421** ownership units for 121-140% AMI
- **112** ownership units for > 141% AMI
- **1,506** ownership units total.

Community Engagement

Community Engagement Process

Focus Groups

Focus groups were held with:

- Employers of a diverse set of industries, representing large and small businesses, and employing ~ 2,500 workers;
- Seniors and persons with disabilities including the Timberline Center; and
- Spanish speaking residents.

Resident Survey

Survey respondents consisted of people who:

- Live and work in Summit County;
- Commute to work outside of the county;
- Commute to work in the county; and
- Work seasonal jobs.

Focus Groups Findings: Employers

17 employer participants

- An estimated 10% of jobs in Summit County are unfilled. Seasonal positions are nearly impossible to fill unless employers provide housing.
- Employers are most concerned about housing for employees earning \$60,000 to \$100,000/year. If they cannot find housing in 3 months after starting their job, they will leave. At the 2 year mark, employees want to buy.
- Employers feel that demand for housing is broader than 60-110% AMI, which is typically what funding supports.
- Solutions most supported by employers include: continued down payment assistance, more workforce and deed-restricted developments, taxes on short term rentals, and a county housing resource office or "one stop shopping" for housing resources.

Focus Groups Findings: Residents

43 resident participants

- Employment is the primary reason people move to Summit County.
- Finding housing has become much more difficult in the past 5 years, leading to overcrowding. Most residents feel this is due to STRs.
- Affordable rentals should be priced \$600 to \$1,000 per person; affordable ownership units, \$300,000 to \$800,000.
- Employer-owned housing is less desirable for some due to the feeling that workers are monitored.
- Seniors desire a mixed-income housing complex with varying levels of care and units reserved for health care workers.
- Residents expressed frustration with bus routes (Stage and school buses) being cut back.

Resident Survey— profile of English language respondents

74% live and work in Summit County

9% in-commute

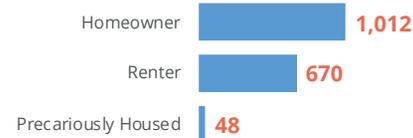
7% are not employed

ENGLISH HOUSING SURVEY BY THE NUMBERS

NUMBER OF SURVEY RESPONDENTS

1,810

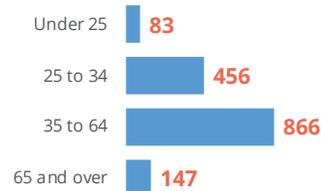
HOUSING STATUS



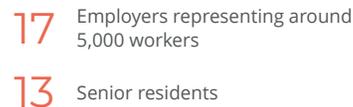
HOUSEHOLD INCOME



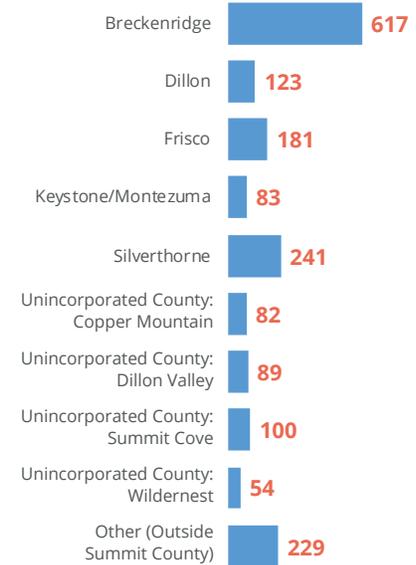
AGE



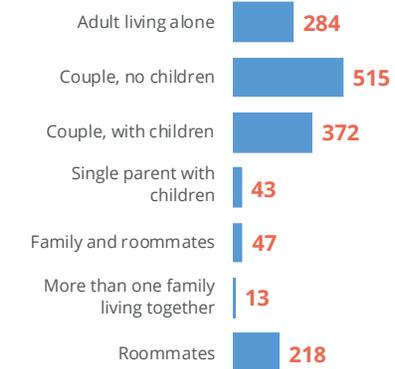
FOCUS GROUPS WITH:



WHERE RESPONDENTS LIVE



HOUSEHOLD TYPE



Resident Survey— profile of Spanish language respondents

**91% live and work in Summit
County**

4% in-commute

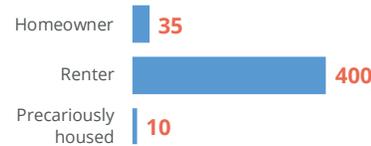
4% are not employed

SPANISH HOUSING SURVEY BY THE NUMBERS

NUMBER OF SURVEY RESPONDENTS

474

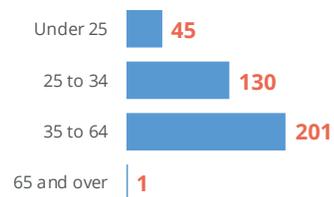
HOUSING STATUS



HOUSEHOLD INCOME



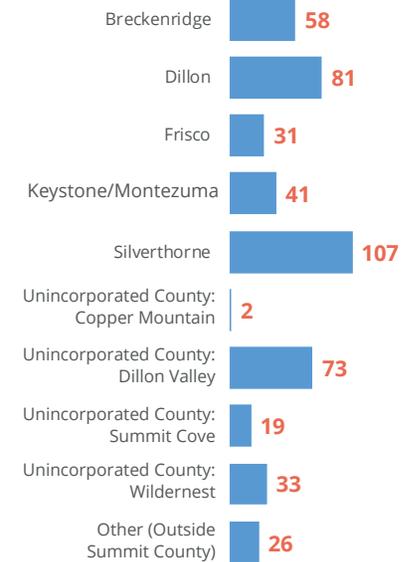
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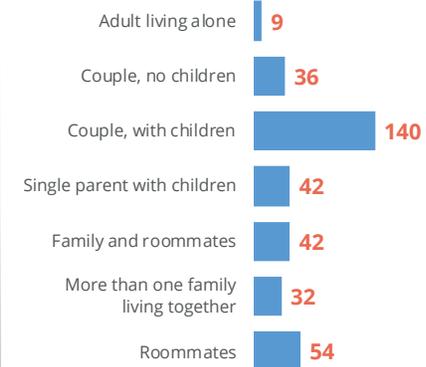
FOCUS GROUPS WITH:

30 Spanish-speaking residents

WHERE RESPONDENTS LIVE



HOUSEHOLD TYPE



Primary Findings from Resident Survey

Overcrowding and Housing Condition

- **17%** of residents live with someone sleeping on a couch or floor. Rate is highest for Spanish speakers (47%), single parents (34%), residents under age 25 (33%).
- **18%** of residents rate their homes or apartments in fair or poor condition.
- **37%** of Spanish speaking residents worry about rent increases or eviction if they request repairs to rental units.
- **25%** of renters have asked for repairs and been refused.

Primary Findings from Resident Survey

Housing Insecurity

- **11%** of residents feel they are insecure in their housing situation.
- **58% of renters** are cost burdened and 29% are severely cost burdened.
- **33% of owners** are cost burdened and 8% are severely cost burdened.
- **26% of renters** have been displaced in the past 5 years. Rate is highest for Spanish speakers (49%) and renters without a lease (52%). Top reasons for displacement: sale of rental units, conversion to STR, unaffordable rents, evictions.

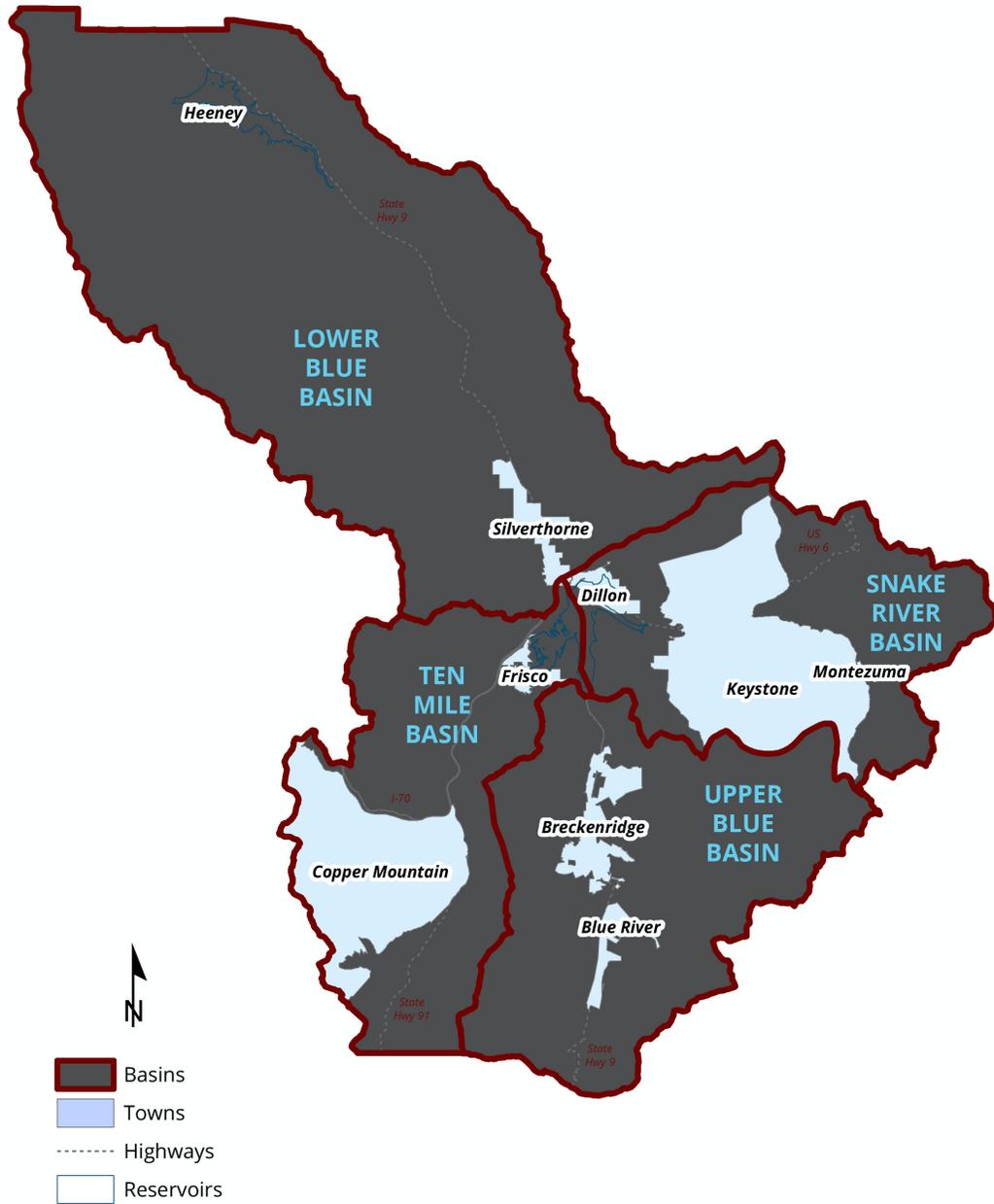
Most Needed Housing Assistance, by income range

\$35,000 and under			\$35,001 to \$75,000				
	%	N		%	N		
1	Assistance to help me pay rent each month	29%	50	1	Finding a home I can afford to buy	40%	145
2	Help find rental housing	28%	47	2	Help getting a loan to buy a house	24%	87
3	More bedrooms for my family	26%	45	3	Help find rental housing	22%	81
4	Finding a home I can afford to buy	26%	44	4	Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	22%	79
5	Where to find landlords that take ITINs, accept people without a social security number (SSN)	23%	39	5	Help with a down payment and closing costs to buy a home	22%	78
\$75,001 to \$150,000			\$151,000 and over				
	%	N		%	N		
1	Finding a home I can afford to buy	45%	262	1	N/A; I am happy with my housing situation	55%	219
2	N/A; I am happy with my housing situation	30%	174	2	Finding a home I can afford to buy	28%	114
3	Help with a down payment and closing costs to buy a home	26%	153	3	Help with a down payment and closing costs to buy a home	14%	57
4	Help getting a loan to buy a house	20%	119	4	Help with repairs to my home or apartment	11%	45
5	More bedrooms for my family	13%	79	5	More bedrooms for my family	9%	37

Interest in Deed- restricted Ownership

- **45%** of survey respondents who rent said they would be “very interested” in buying a deed-restricted home if that was the only path to homeownership. 39% were “somewhat interested”
- Interest is highest among 25-34 year olds; households with incomes between \$35,000 and \$70,000; and families with children, including single parents

Summit County Basins



SECTION I.

DEMOGRAPHIC AND ECONOMIC TRENDS

SECTION I.

Demographic and Economic Trends

This section provides an overview of Summit County's demographic and economic environment to set the context for the housing needs analysis. The discussion is organized around trends in population, household characteristics, and income and workforce growth as these relate to housing demand and housing needs.

Primary Findings

- Summit County experienced rapid population growth in the 1970s and 1990s and has experienced a much lower pace of growth since 2000. Prior periods of rapid population growth were driven by in-migration, but since 2018, net migration in Summit County has been negative. Between 2019 and 2021 the county lost an estimated 220 residents, around 1% of the population. This loss is likely due to workers leaving the county for more affordable housing and conversion of housing units into short-term rentals and second home use by landlords and owners selling their homes.
- Between 2000 and 2010, Breckenridge added the most residents followed by Silverthorne. After 2010, growth slowed in Breckenridge and picked up in the Town of Dillon¹, Frisco, and the unincorporated areas of the county. More recently, between 2019 and 2021, all towns and unincorporated areas lost population except for Silverthorne, which experienced a 10% population increase.
- The population of those aged 65 and over has grown the fastest of all age cohorts, particularly among those aged 65 to 74. The county added more than 2,500 residents aged 65 and older between 2010 and 2021. Change among other age cohorts, particularly those of key working age, has been mixed. Residents aged 25 to 34 grew by 250, while the number of residents aged 45 to 64 declined.
- Trends from Summit County migration data based on year-to-year address changes reported on individual income tax returns filed with the IRS show that the gap between the average adjusted gross income of inflow and outflow returns has generally been increasing over time, indicating higher income households moving into the county and middle income households moving out. In 2016, the average adjusted gross income among households coming into the county was around \$14,000 higher

¹ The Town of Dillon represents town boundaries; Dillon Valley is captured in the unincorporated county.

than the average adjusted gross income among households leaving the county; by 2021, this difference had increased to over \$44,000.

- Income has been shifting to higher income brackets, and the shift is much more pronounced among renters than among owners. Today, most Summit County renters have incomes of \$75,000 to \$150,000—between 80% and 160% of the HUD-defined Area Median Income (AMI). These trends are a reflection of higher wages for renters, lower income renters being displaced from the county due to rising rents, and renters' challenges in transitioning to homeownership. Indeed, between 2010 and 2021, the county's homeownership rate declined, with the steepest decline among married couples with children under 18.
- Hispanic households have a median income approximately 40% lower than for non-Hispanic White households, and median income growth has been slower among Hispanic households, widening the income gap between Hispanic and non-Hispanic White households.
- Compared to surrounding counties, Summit and Eagle counties have larger households, which is indicative of doubling-up to afford housing costs. Summit County has the highest rate of renter overcrowding among surrounding counties at 12%. Since 2010, the share of both single person households and of larger households of 4 or more persons that rent has increased significantly.
- Overall, employment in the county increased by 33% between 2010 and 2022. This increase was driven by an increase in the accommodation and food services; and the arts, entertainment, and recreation industries, which combined accounted for 50% of the growth in employment. While average wages increased across all industries, the industries that added the most employment—accommodation and food services along with the arts, entertainment, and recreation industries—are among the industries with the lowest wages, below \$50,000, or less than 50% AMI.
- According to the Summit County Housing Survey, Spanish speaking households have a higher concentration of workers in the accommodation and food services (40%) and construction (53%) industries. On the other hand, English speaking households have a greater representation in government (28%), accommodation and food services (22%), outdoor recreation/outfitter (21%), and real estate/property management (18%) industries. Households with workers in construction (16%); accommodation and food services (19%); and retail (11%) industries are more likely to have a household income of \$35,000 or less (approximately 40% AMI and less) and the most likely to be renters, at 53%, 66% and 61% respectively.
- The tourism industry is growing and continues to dominate economic activity in the county. Travel spending in Summit County increased from an estimated \$687 million in 2012 to \$1.8 billion in 2021. Additionally, Summit County's share of travel spending

became the largest among surrounding counties in 2019—surpassing Eagle County—increasing from 35% in 2012 to 48% in 2021.

- The increase in the number of jobs has outpaced the increase in the number of workers in the county, and since 2010 the share of jobs filled by in-commuters has risen. In 2019, over 70% of jobs in each basin were filled by in-commuters. The county's main industries: accommodation and food services; retail trade; and arts, entertainment, and recreation largely depend on a labor pool located outside the county.

Data Sources and Methodology

Data sources informing this section include the following:

- Bureau of Labor Statistics (BLS),
- Colorado Department of Local Affairs (DOLA) State Demography Office,
- Colorado Department of Revenue (CDOR).
- Colorado Labor Market Information (LMI) Data,
- Colorado Tourism Office (CTO),
- Summit County Housing Survey 2023,
- U.S. Census American Community Survey (ACS), and
- U.S. Internal Revenue Service (IRS) Statistics on Income (SOI).

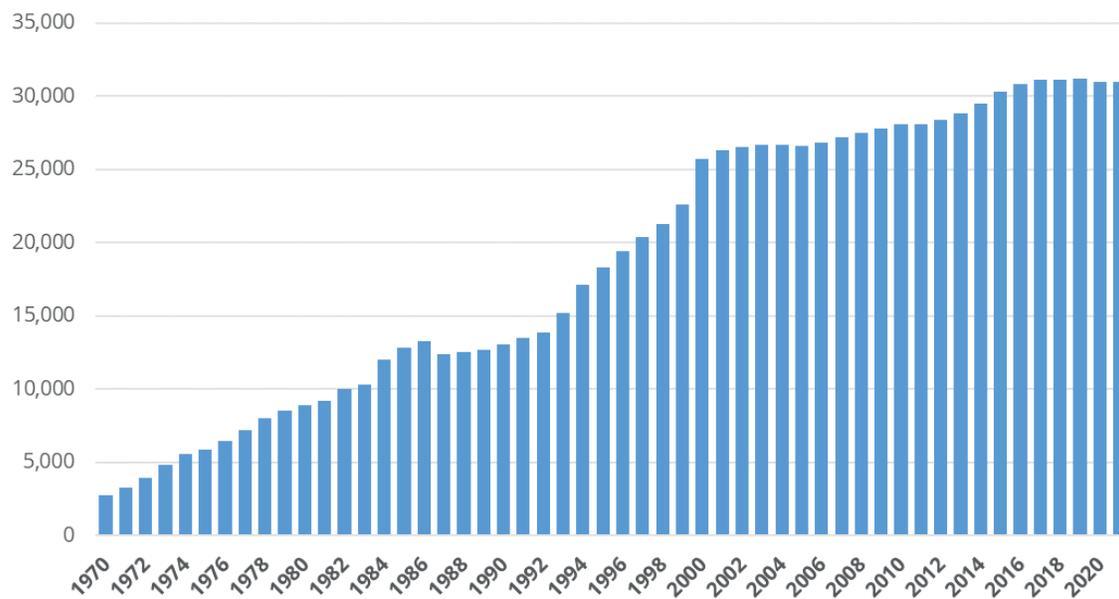
Population Growth

According to the Colorado State Demography Office, in 2021 Summit County had a population of 30,970 residents. As shown in Figure I-1, Summit County experienced rapid population growth in the 1970s and 1990s and has experienced a much lower pace of growth since 2000.

The county added the largest number of residents during the 1990s. Between 1990 and 2000, the population almost doubled, growing at an annualized rate of 7%, resulting in growth of more than 12,000 residents. Between 2000 and 2010, population increased at a much lower annualized growth rate of 0.9%, with growth of only 2,300 residents. The pace of growth increased slightly between 2010 and 2020, for an annualized growth rate of 1% and addition of 2,900 residents.

Between 2019 and 2021 it is estimated the county lost 220 residents, around 1% of the population. In 2020 alone, the county's population decreased by 0.04%; by comparison, the state's population growth rate was a higher 0.5%. The state's population growth was the slowest since 1989, according to the Colorado State Demographer.

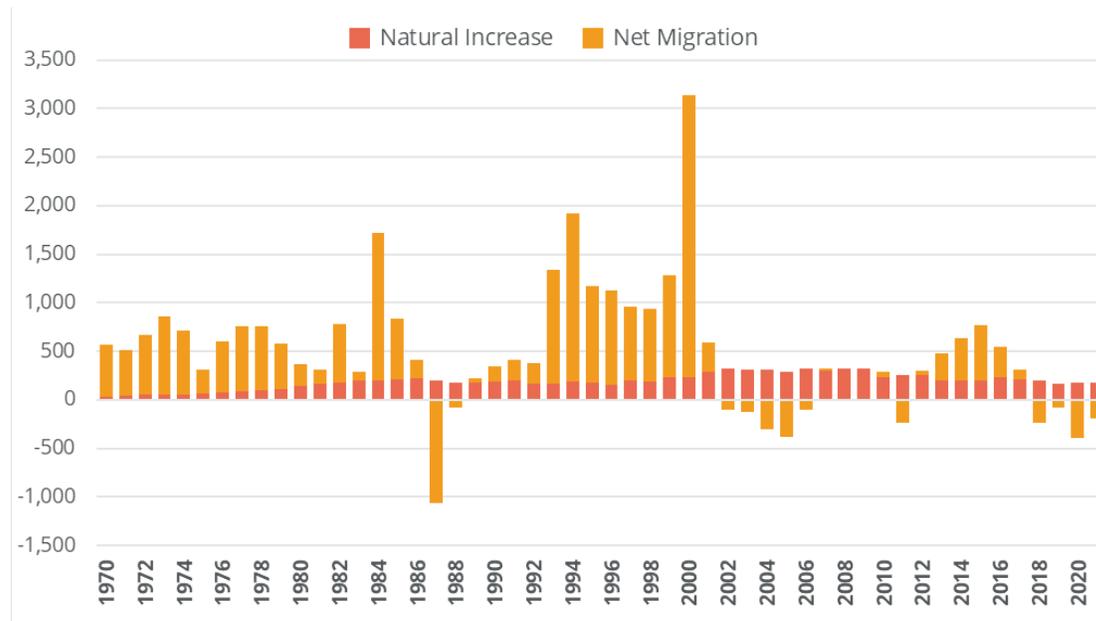
Figure I-1.
Summit County Population Estimates, 1970-2021



Source: DOLA and Root Policy Research.

Figure I-2 shows the components of change in population, where natural increase is the difference between the number of births and the number of deaths in a given year and net migration is the difference between the number of people moving into the county and the number of people moving out of the county. As shown in the figure, the periods of rapid population growth were driven by in-migration. As expected, natural increase follows a more stable pattern, it peaked in the 2000s after the influx of residents in the 1990s.

Figure I-2.
Summit County Population Components of Change, 1970-2021



Source: DOLA and Root Policy Research.

As shown in Figure I-3, since 2018 net migration in Summit County has been negative and is beginning to resemble trends in the early 2000s. Natural increase—births exceeding deaths—has slowed down to levels experienced in the 1990s. As in the state, births accelerated in the 2000s, after strong positive net migration in the 1990s and have slowed down more recently.

Between 2020 and 2021, 20 of Colorado’s 64 counties reported net outmigration, including Denver, Jefferson, Arapahoe, Boulder, and Adams. The Colorado State Demographer reports that this is the first time these metro counties have reported net outmigration since the early 2000s. In the state overall, net migration remained positive but significantly slowed during 2021.

Figure I-3.
Population Change in Summit County and Colorado, 2010-2021

	Summit County				Colorado			
	Births	Deaths	Net Migration	Pop. Change	Births	Deaths	Net Migration	Pop. Change
1990	202	15	154	341	53,107	21,303	-12,964	18,840
1991	209	13	214	410	53,530	22,094	46,125	77,561
1992	202	31	205	376	54,545	22,428	76,805	108,922
1993	203	38	1,179	1,344	54,100	23,171	84,261	115,190
1994	211	20	1,727	1,918	53,787	23,829	77,077	107,035
1995	200	20	987	1,167	53,863	24,695	69,825	98,993
1996	194	36	964	1,122	54,974	25,073	61,527	91,428
1997	241	39	754	956	56,305	25,876	63,020	93,449
1998	216	30	747	933	57,736	26,293	75,102	106,545
1999	281	46	1,048	1,283	60,718	26,531	79,319	113,506
2000	275	38	2,903	3,141	63,917	26,998	85,860	122,822
2001	329	44	300	585	66,525	27,934	67,137	105,728
2002	364	41	-102	221	67,778	28,833	21,251	60,196
2003	346	32	-122	192	69,012	28,950	10,313	50,375
2004	353	46	-306	1	68,452	29,025	14,300	53,727
2005	339	46	-377	-84	69,031	29,087	13,779	53,723
2006	367	50	-101	216	69,538	29,308	42,896	83,126
2007	345	42	21	324	70,777	29,653	35,000	76,124
2008	366	49	-16	301	70,733	31,048	40,469	80,154
2009	373	47	-7	319	69,135	30,487	36,267	74,915
2010	287	51	54	290	67,306	31,396	37,569	73,479
2011	308	54	-240	14	65,923	32,017	39,312	73,218
2012	309	57	46	298	64,733	32,764	39,143	71,112
2013	248	53	280	475	64,737	33,624	45,109	76,222
2014	271	67	432	636	65,711	34,003	45,062	76,770
2015	271	69	570	772	66,339	36,244	68,844	98,939
2016	295	63	317	549	66,561	36,820	53,295	83,036
2017	279	68	105	316	65,312	37,747	42,395	69,960
2018	275	71	-242	-38	63,782	38,219	51,761	77,324
2019	241	71	-75	95	62,484	38,645	34,161	58,000
2020	263	84	-388	-209	62,806	42,146	28,583	49,243
2021	251	71	-191	-11	61,976	46,499	15,074	30,551

Source: DOLA and Root Policy Research.

Figure I-4 shows population estimates from 2000 to 2021 by town. Between 2000 and 2010, Breckenridge added the most residents followed by Silverthorne. Between 2010 and 2019, growth in the number of residents slowed down in Breckenridge and picked up in the Town of Dillon, Frisco, and the unincorporated areas of the county. More recently, between 2019 and 2021 all towns and unincorporated areas lost population except for Silverthorne, which experienced a 10% population increase during this period.

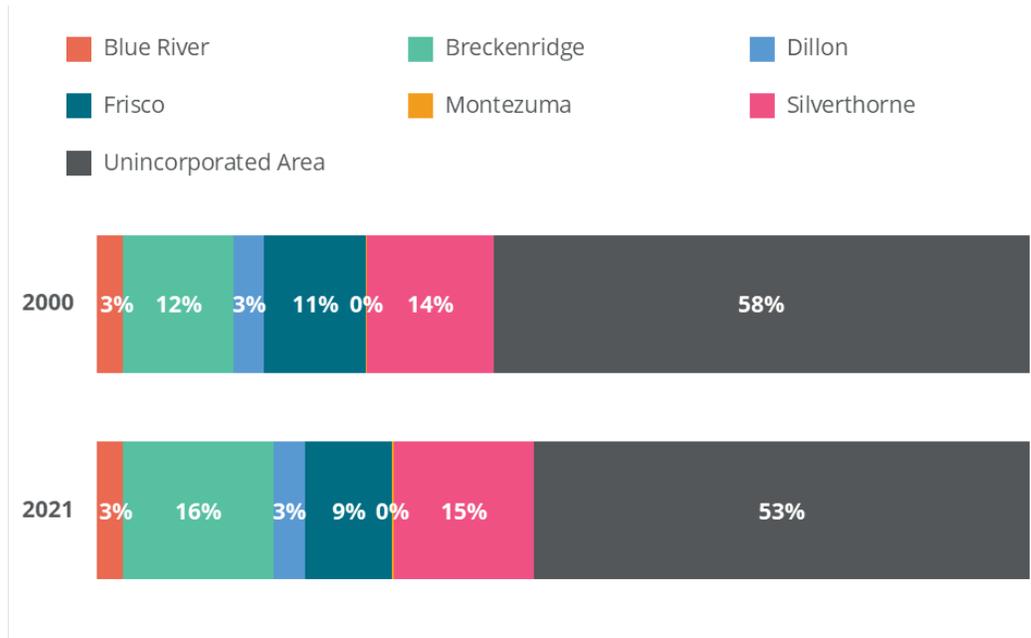
Figure I-4.
Population by Town, 2000-2021

	Blue River	Breckenridge	Dillon	Frisco	Montezuma	Silverthorne	Unincorporated Area
2000	695	3,076	831	2,792	42	3,489	14,784
2001	702	3,171	819	2,757	44	3,584	15,216
2002	710	3,284	821	2,744	45	3,639	15,271
2003	737	3,364	820	2,782	45	3,684	15,274
2004	737	3,390	818	2,763	48	3,716	15,235
2005	745	3,464	812	2,754	50	3,660	15,138
2006	755	3,536	816	2,762	52	3,730	15,188
2007	764	3,651	820	2,782	55	3,823	15,268
2008	773	3,753	824	2,806	58	3,881	15,369
2009	779	3,950	852	2,792	62	3,937	15,411
2010	851	4,552	906	2,694	65	3,904	15,101
2011	849	4,581	911	2,686	65	3,863	15,132
2012	855	4,695	926	2,704	66	3,835	15,303
2013	861	4,847	947	2,746	68	3,826	15,567
2014	866	5,002	969	2,795	69	3,955	15,840
2015	879	5,234	1,001	2,873	71	3,966	16,245
2016	892	5,382	1,025	2,934	72	4,013	16,500
2017	896	5,422	1,037	2,967	73	4,093	16,645
2018	891	5,437	1,034	2,922	74	4,152	16,585
2019	887	5,373	1,058	2,912	75	4,215	16,670
2020	872	5,050	1,064	2,900	74	4,431	16,590
2021	863	5,000	1,056	2,859	73	4,641	16,478
2000-2010 Change	156	1,476	75	-98	23	415	317
2010-2019 Change	36	821	152	218	10	311	1,569
2019-2021 Change	-24	-373	-2	-53	-2	426	-192
2020-2021 Change	-9	-50	-8	-41	-1	210	-112

Source: DOLA and Root Policy Research.

Figure I-5 shows the population distribution across towns and in the unincorporated county. Compared to 2000, Breckenridge has a larger share of residents and the unincorporated county has less. Change in other areas is minimal.

Figure I-5.
Summit County Population Distribution by Town, 2000 and 2021



Source: DOLA and Root Policy Research.

Figure I-6 shows trends from Summit County migration data based on year-to-year address changes reported on individual income tax returns filed with the IRS. Inflows represent the number of new households who filed a return in the county and filed a return in a different county the previous year and outflows are the number of households who filed a return in a county other than Summit and had filed a return in Summit the previous year. The data also provide the total adjusted gross income which allows the estimation of the average adjusted gross income² for inflow and outflow returns each year.

Since 2016, the outflow of returns is similar or exceeds the inflow of returns. Additionally, the gap between the average adjusted gross income of inflow and outflow returns has generally been increasing over time, indicating higher income households moving into the county and middle income households moving out. In 2016, the average adjusted gross income among households coming into the county was around \$14,000 higher than the

² Adjusted Gross Income (AGI) is defined as gross income minus adjustments to income. Gross income includes your wages, dividends, capital gains, business income, retirement distributions as well as other income. Adjustments to Income include such items as Educator expenses, Student loan interest, Alimony payments or contributions to a retirement account.

average adjusted gross income among households leaving the county; in 2021 this difference had increased to over \$44,000.

Figure I-6.
Summit County Migration Trends

Tax Filing Years	Outflow		Inflow	
	Number of Returns	Average Adjusted Gross Income	Number of Returns	Average Adjusted Gross Income
2015-2016	1,763	\$69,962	1,773	\$84,019
2016-2017	2,286	\$60,240	2,070	\$71,735
2017-2018	1,892	\$62,841	1,787	\$103,129
2018-2019	1,808	\$81,097	1,662	\$92,998
2019-2020	1,923	\$68,644	1,948	\$131,947
2020-2021	1,996	\$87,352	1,776	\$132,041

Note: IRS Statistics of Income (SOI) program, and Root Policy Research.

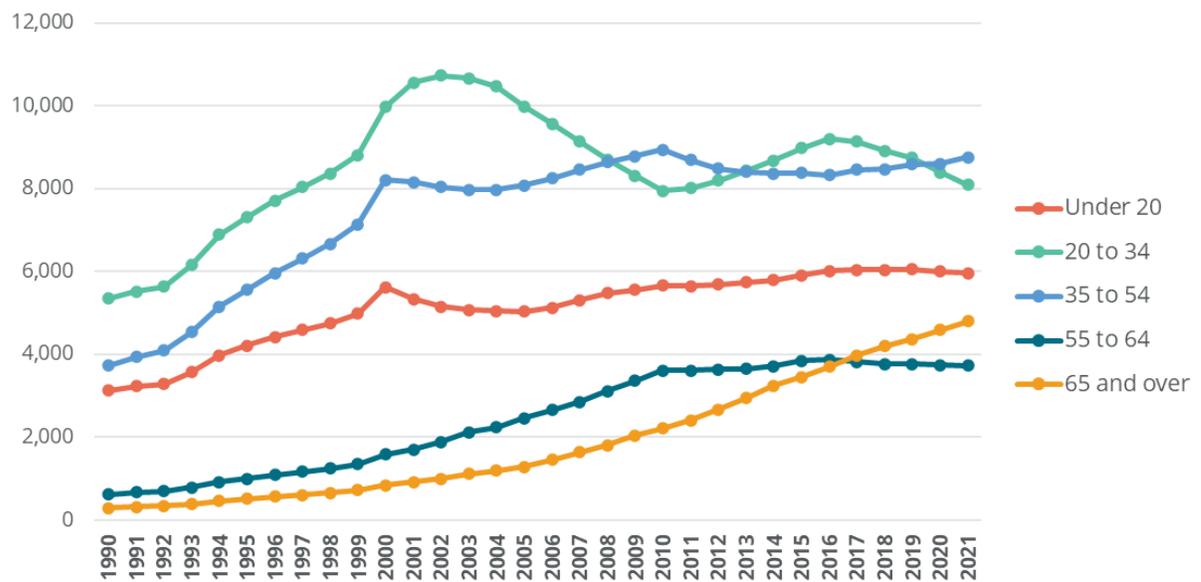
Source: Data do not represent the full U.S. population because many individuals are not required to file an individual income tax return. The County-to-County outflow migration files represent the migration flows from the origin state and county, in year one, to the destination state and county, in year two. Tax returns with an Individual Taxpayer Identification Number (ITIN) issued by the IRS are included.

In 2021 the outflow of returns with an average income below \$85,000 tended to leave Summit County for different states; within Colorado they tended to leave for Park, Larimer, and Boulder counties. The outflow of returns with the lowest average adjusted gross incomes—below \$50,000—went to Adams and Lake counties. The inflow of returns with the highest average adjusted gross income—above \$130,000—came from other states; within Colorado they came from Denver, El Paso, and Douglas counties.

Population and Household Composition

Age distribution. Figure I-7 shows Summit County's population by different age groups. Since 2010, growth in the population 65 and over has accelerated, while other age groups have remained fairly stable, except for the population between ages 20 to 34 which increased between 2010 and 2016 and has been declining since 2017.

Figure I-7.
Summit County Population by Age Group, 1990-2021

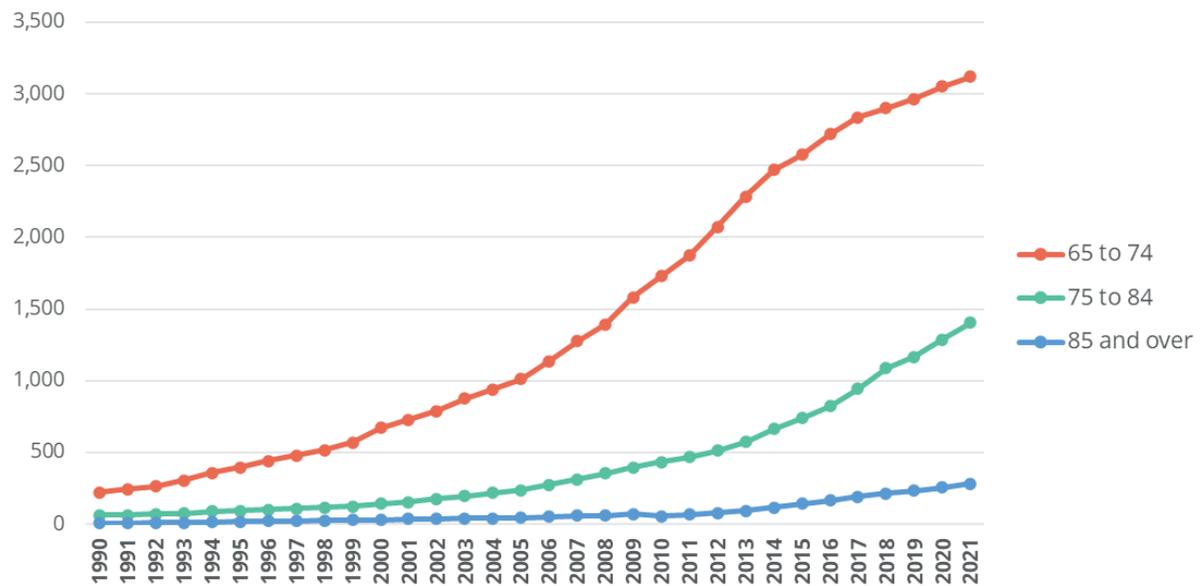


Source: DOLA and Root Policy Research.

As shown in the previous figure, the largest share of growth in the past few years has been in the 65 and over age group, driven by the aging of Baby Boomers.

Figure I-8 shows the county's 65 and over population across different age groups. The largest group is composed of residents between ages 65 to 74, which increased by 1,390 residents since 2010. The number of residents between ages 75 to 84 increased more modestly, by 971. These two groups tend to live independently while the age cohort with the slowest growth, those aged 85 and over, which increased 227 since 2010, are more likely to need services such as in-home care, meals, transportation, health services, and institutional care facilities.

Figure I-8.
Summit County Population Over 65 by Age Group, 1990-2021



Source: DOLA and Root Policy Research.

Figure I-9 shows the population by age cohort for Summit County, surrounding counties, and the state for 2010 and 2021. Summit and surrounding counties all experienced larger growth in their population 65 and older, however, compared to surrounding counties, Summit County has been able to maintain or slightly grow its population in younger cohorts ages 44 and under. Summit County hasn't experienced the decline in residents under 18 that most surrounding counties have experienced since 2010.

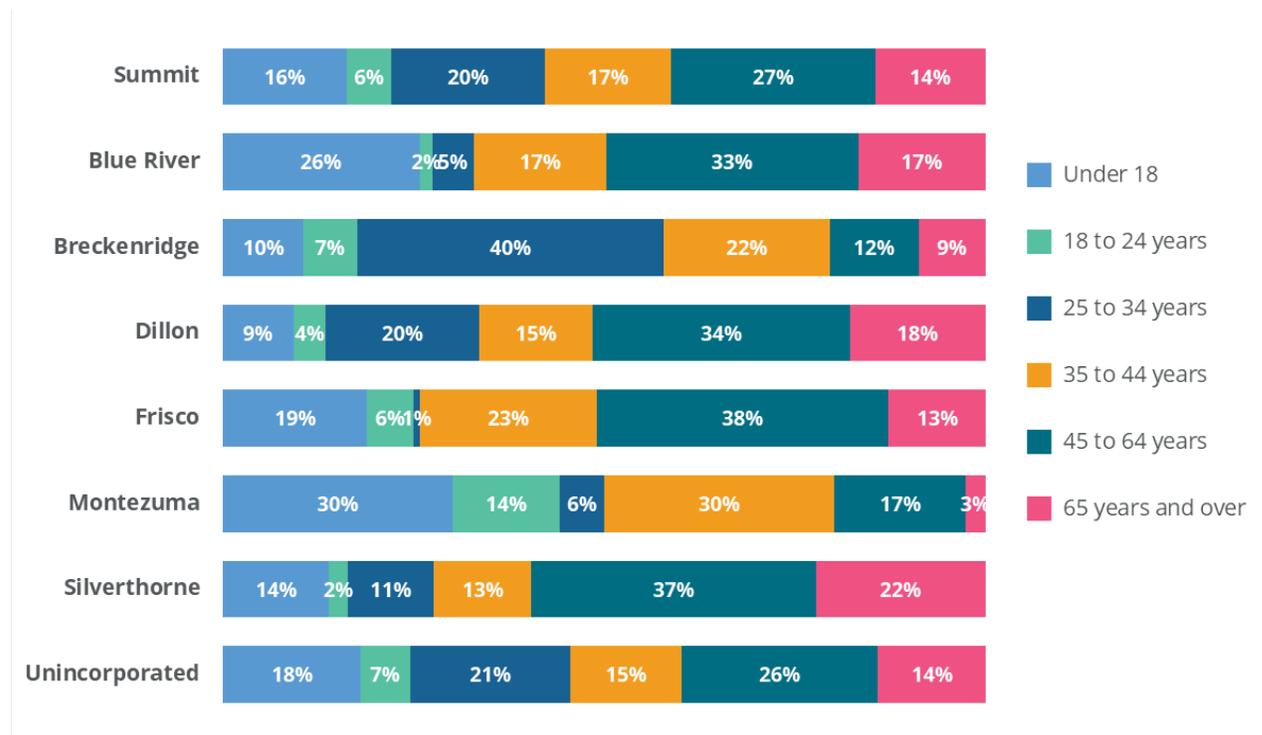
Figure I-9.
Population and Population Change by Age Group, 2010 and 2021

	Summit	Clear Creek	Eagle	Grand	Lake	Park	Colorado
2010	28,073	9,155	52,057	14,790	7,282	16,262	5,050,332
Under 18	4,897	1,559	12,762	2,995	1,804	3,098	1,228,042
18 to 24 years	2,727	432	4,351	1,046	706	792	489,551
25 to 34 years	5,689	905	9,732	2,041	1,108	1,392	730,126
35 to 44 years	4,657	1,358	9,019	2,089	1,060	2,242	701,102
45 to 64 years	7,889	3,760	13,188	5,084	1,942	6,806	1,346,710
65 years and over	2,214	1,141	3,005	1,535	662	1,932	554,801
2021	30,970	9,453	55,702	15,835	7,392	17,720	5,814,672
Under 18	4,993	1,565	12,408	2,938	1,735	3,031	1,244,189
18 to 24 years	2,761	578	4,974	1,187	680	1,047	564,194
25 to 34 years	5,940	901	8,872	1,707	926	1,691	863,561
35 to 44 years	4,703	1,161	8,044	2,218	1,174	1,966	804,383
45 to 64 years	7,771	3,117	13,576	4,605	1,799	5,726	1,435,048
65 years and over	4,802	2,131	7,828	3,180	1,078	4,259	903,297
2010-2021 Change	2,897	298	3,645	1,045	110	1,458	764,340
Under 18	96	6	-354	-57	-69	-67	16,147
18 to 24 years	34	146	623	141	-26	255	74,643
25 to 34 years	251	-4	-860	-334	-182	299	133,435
35 to 44 years	46	-197	-975	129	114	-276	103,281
45 to 64 years	-118	-643	388	-479	-143	-1,080	88,338
65 years and over	2,588	990	4,823	1,645	416	2,327	348,496

Source: DOLA and Root Policy Research.

Figure I-10 shows the age distribution by town. Although Breckenridge has a younger population—with 58% of residents under age 35—it has a significantly smaller share of residents under 18 compared to Blue River, Frisco, and Montezuma. Breckenridge and Montezuma also have a significantly lower share of residents aged 45 and older, at 20% compared to 41% in the county overall.

Figure I-10.
Summit County Age Distribution by Town, 2021



Source: ACS 5-year estimates and Root Policy Research.

Household type. Figure I-11 shows the number of households and household types as well as their ownership rate in Summit County for 2010 and 2021. According to ACS estimates, the number of households in the county increased by almost 800 between 2010 and 2021. Most of the growth in households was driven by growth in family households, largely married couples *without* children under 18 years.

The homeownership rate decreased from 70% to 68% and the decrease in homeownership was steepest among married couples with children under 18 while the homeownership rate slightly increased among married couples without children. Nonfamily households with more than one person and female householders with children also experienced an increase in homeownership rates however, the number of owners in such categories is small and subject to large margins of error.

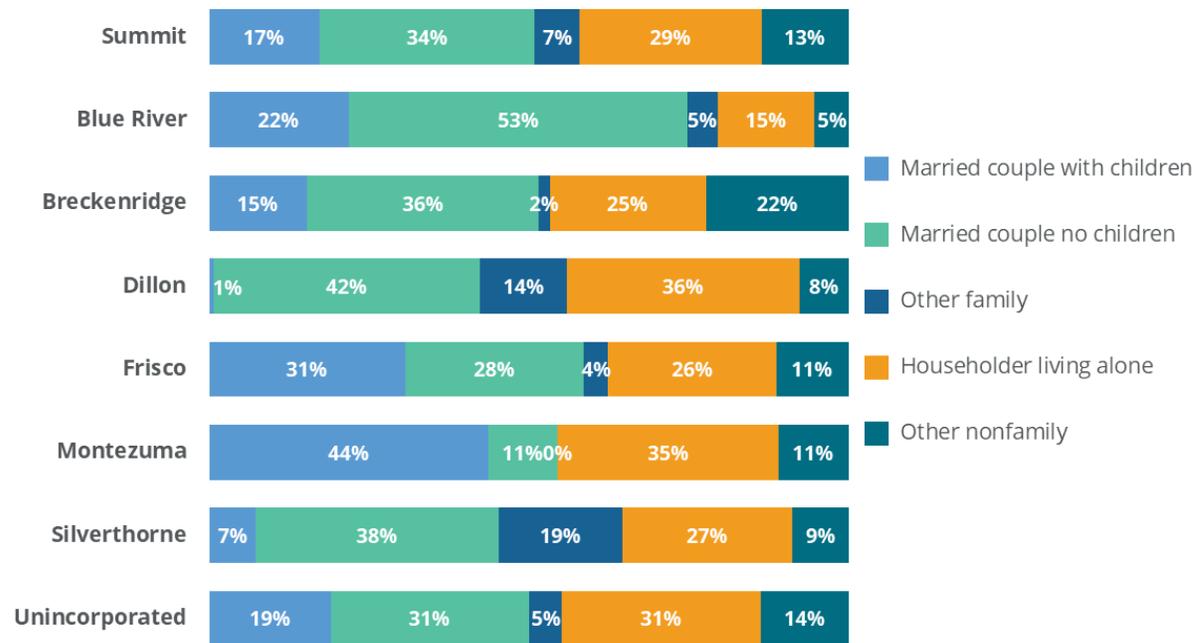
Figure I-11.
Household Type, 2010 and 2021

Household Type	Total Households			Percent Owners		
	2010	2021	Change	2010	2021	Change
Total	10,553	11,329	776	70%	68%	-2%
Family households	5,852	6,564	712	80%	77%	-3%
Married-couple family	4,902	5,771	869	86%	82%	-4%
With own children under 18 years	1,919	1,966	47	89%	72%	-17%
No own children under 18 years	2,983	3,805	822	84%	88%	3%
Other family	950	793	-157	52%	39%	-13%
Male householder, no wife present	427	179	-248	60%	41%	-18%
With own children under 18 years	234	148	-86	68%	44%	-24%
No own children under 18 years	193	31	-162	49%	29%	-20%
Female householder, no husband present	523	614	91	45%	38%	-7%
With own children under 18 years	276	214	-62	38%	62%	24%
No own children under 18 years	247	400	153	54%	26%	-28%
Nonfamily households	4,701	4,765	64	58%	57%	-2%
Householder living alone	3,040	3,237	197	75%	63%	-12%
Householder not living alone	1,661	1,528	-133	28%	43%	15%

Source: ACS 2010 and 2021 5-year estimates and Root Policy Research.

In the county, the most common household type is married couples without children, making up 34% of households, followed by single person households, which account for 29% of households.

Figure I-12.
Household Type Distribution by Town, 2021



Source: ACS 5-year estimates and Root Policy Research.

Household size. Figure I-13 shows the average household size by tenure in Summit County and towns for 2010 and 2021. In the county overall, the average household size decreased among both owners and renters, with renter household size experiencing a larger decrease. Owner average household size decreased across all towns except Silverthorne, where it had a slight increase. Renter average household size decreased in Blue River, Breckenridge, and the Town of Dillon, with the largest decrease experienced in Breckenridge. Renter average household size increased in Frisco, Montezuma, and Silverthorne with the largest increase observed in Frisco.

Figure I-13.
Average Household Size by Town and Tenure, 2010 and 2021

Source:
ACS 2010 and 2021 5-year estimates and Root Policy Research.

Place	Owner			Renter		
	2010	2021	Change	2010	2021	Change
Summit County	2.42	2.40	-0.02	3.33	2.80	-0.53
Blue River	2.78	2.28	-0.50	2.73	2.62	-0.11
Breckenridge	2.34	2.32	-0.02	3.51	1.88	-1.63
Dillon	2.14	2.01	-0.13	3.18	2.33	-0.85
Frisco	2.31	2.12	-0.19	2.55	3.27	0.72
Montezuma	3.58	2.75	-0.83	1.88	2.23	0.35
Silverthorne	2.27	2.34	0.07	3.28	3.62	0.34

As shown in Figure I-14, the distribution of households by household size in the county has remained stable between 2010 and 2021. However, the share of single person households and of larger households of 4 or more persons that rent has increased significantly.

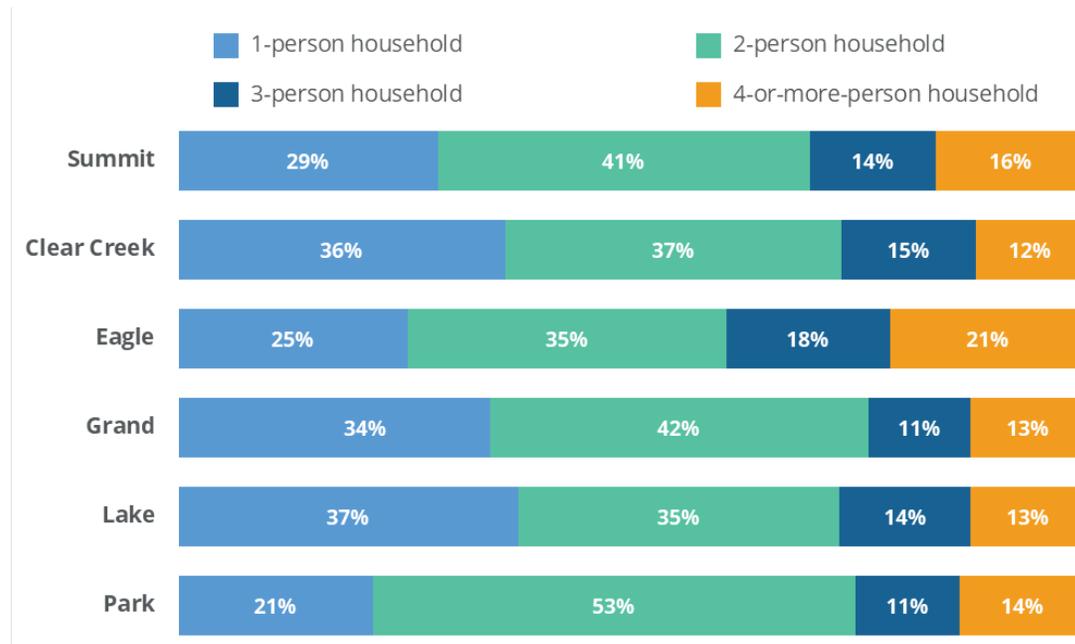
Figure I-14.
Summit County Household Size by Tenure, 2010 and 2021

Household Size	Total Households		% Owners		% Renters	
	2010	2021	2010	2021	2010	2021
Total	10,553	11,329	70%	68%	30%	32%
1-person household	3,040	3,237	75%	63%	25%	37%
2-person household	4,341	4,652	68%	79%	32%	21%
3-person household	1,443	1,573	66%	65%	34%	35%
4-person household	1,261	1,409	71%	63%	29%	37%
5-or-more person household	468	458	78%	36%	22%	64%

Source: ACS 2010 and 2021 5-year estimates and Root Policy Research.

Figure I-15 shows the household size distribution in Summit and surrounding counties. Compared to surrounding counties, Summit and Eagle counties have larger households. Summit County has a larger share of 3-or-more-person households (30%) than all surrounding counties except Eagle County (40%).

Figure I-15.
Household Size Distribution by County, 2021



Source: ACS 2021 5-year estimates and Root Policy Research.

As shown in Figure I-16, 3-person households in Summit and Eagle counties are more likely to have 3 workers per household. Among 4-or-more-person households, Summit and Clear Creek are more likely to have 2 or more workers per household. In Summit County 81% of 4-or-more-person households have 2 or more workers per household, lower than the 94% in Clear Creek County but significantly higher than Eagle (72%), Grand (74%), Lake (67%), and Park (77%).

Figure I-16.
Distribution of Workers per Household by Size, by County, 2021

	Summit	Clear Creek	Eagle	Grand	Lake	Park
1-person household	3,237	1,593	4,933	2,010	1,047	1,533
No workers	26%	47%	39%	39%	21%	53%
1 worker	74%	53%	61%	61%	79%	47%
2-person household	4,652	1,641	6,844	2,432	990	3,818
No workers	21%	26%	22%	28%	23%	37%
1 worker	29%	31%	27%	21%	24%	27%
2 workers	50%	43%	51%	51%	53%	36%
3-person household	1,573	659	3,543	662	405	822
No workers	16%	9%	2%	2%	11%	1%
1 worker	23%	16%	23%	33%	43%	41%
2 workers	36%	68%	46%	47%	31%	43%
3 workers	26%	7%	28%	19%	16%	14%
4-or-more-person household	1,867	534	4,191	737	353	996
No workers	1%	0%	3%	3%	0%	1%
1 worker	18%	6%	25%	24%	32%	22%
2 workers	58%	46%	49%	61%	45%	55%
3 or more workers	23%	48%	23%	12%	22%	22%

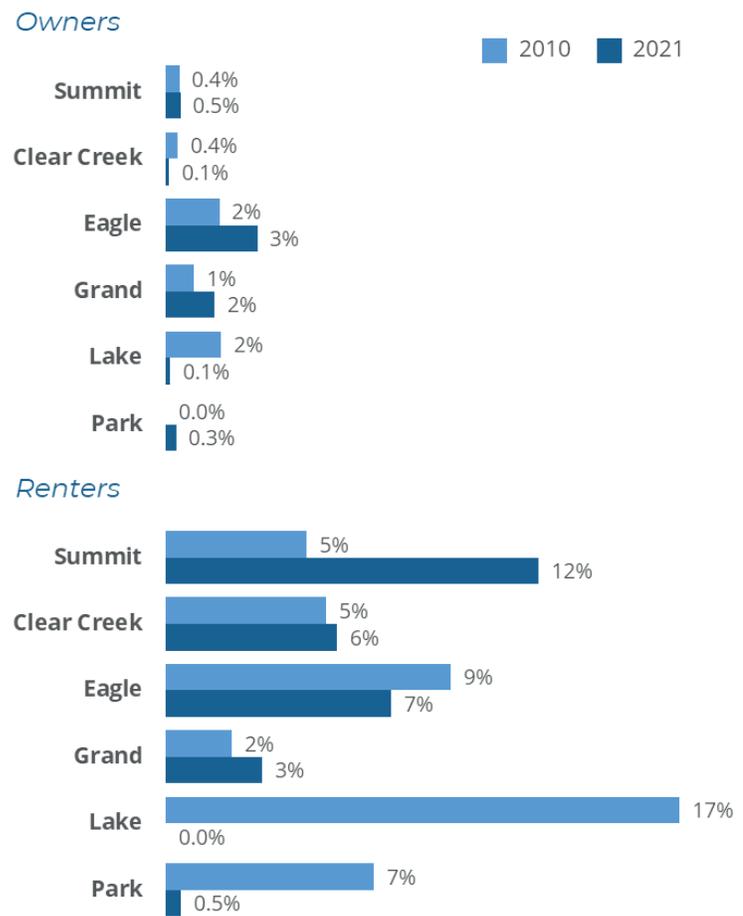
Source: ACS 2021 5-year estimates and Root Policy Research.

Figure I-17 illustrates the rate of overcrowding by tenure for Summit in comparison to the surrounding counties. The rate of overcrowding is below 1% among owners in Summit County, while Eagle County has the highest overcrowding rate at 3%. Overcrowding among renters is considerably higher. In Summit County overcrowding among renters has increased from 5% in 2010 to 12% in 2021, making it the highest rate among the counties.

**Figure I-17.
Overcrowding by Tenure
and County, 2010 and
2021**

Note:
Overcrowding is defined as more than one occupant per room.

Source:
ACS 2011 5-year estimates and Root Policy Research.



According to the Summit County Housing Survey, 17% of respondents in the county lacked sufficient bedrooms in their homes, indicating that someone who lives with them sleeps on a couch/sofa bed or on the floor because there is no room in a bedroom. As shown in Figure I-18, several respondent segments are more severely affected by lack of housing:

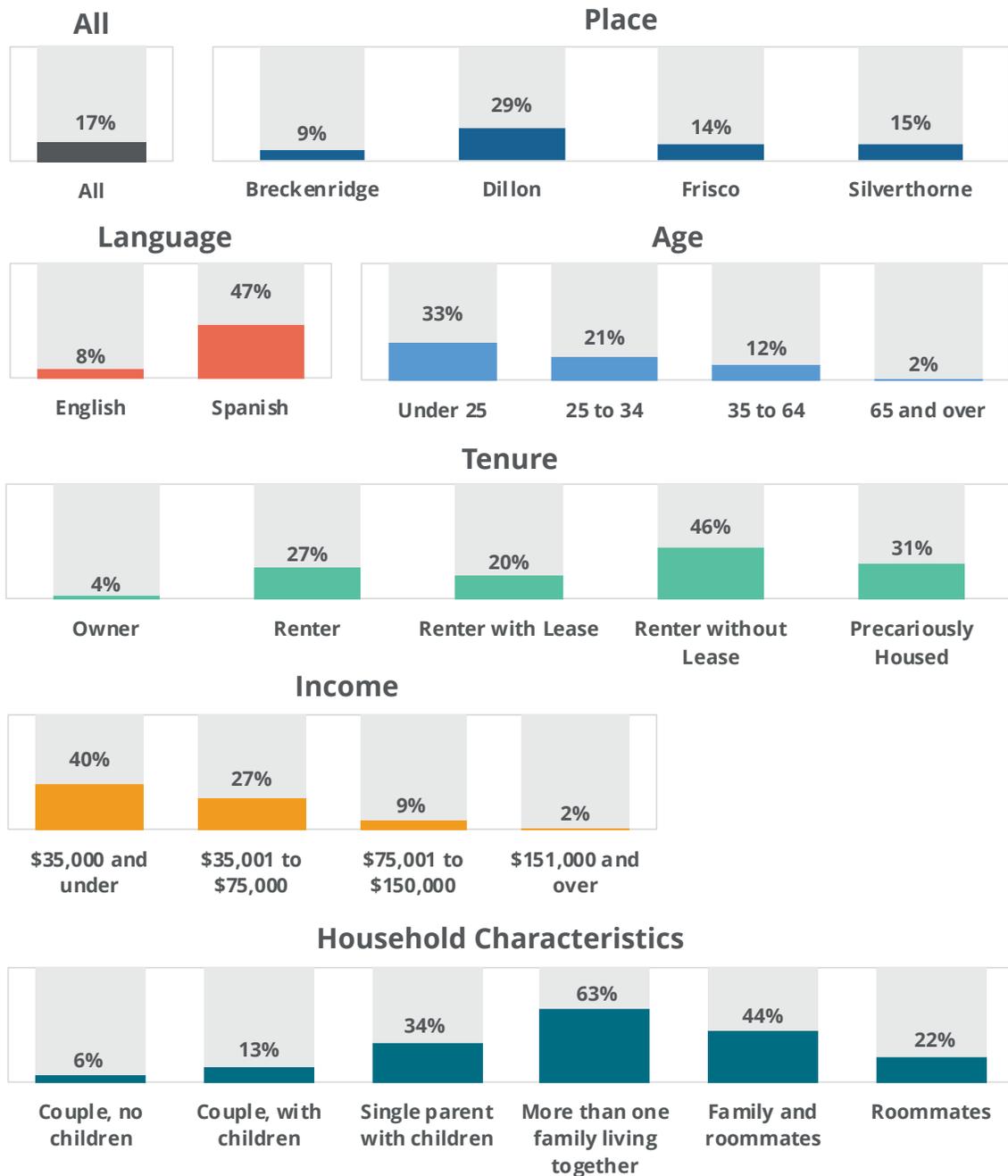
- Among the jurisdictions, the Town of Dillon has the highest share of households lacking sufficient bedrooms, at 29%.
- Almost half of Spanish speaking respondents (47%) lack sufficient rooms, they are almost 6 times more likely to lack bedrooms than English speaking respondents (8%).
- The likelihood of lacking sufficient bedrooms decreases with age and income. While only 2% of respondents age 65 and over indicated lacking bedrooms, one in three respondents under age 25 (33%) indicated the same. Two in five respondents with household income \$35,000 and under (40%) lack bedrooms and almost one in three respondents with household income between \$35,000 and \$75,000 lack bedrooms,

compared with 2% of respondents with household income over \$150,000. Insufficient unit size and number of bedrooms is most prevalent among households with incomes of 40% AMI and less.

- Among tenure categories, renters without a lease are the most likely to lack bedrooms—almost half of the renters without a lease (46%) lack bedrooms—followed by precariously housed respondents, at 31%.
- A third of single parents (34%), over two out of five households with families and roommates (44%), and almost two out of three households with more than one family living together (63%) lack sufficient bedrooms.

Figure I-18.

Does anyone who regularly lives with you sleep on a couch/sofa bed or on the floor because there is no room in a bedroom? (% Yes)

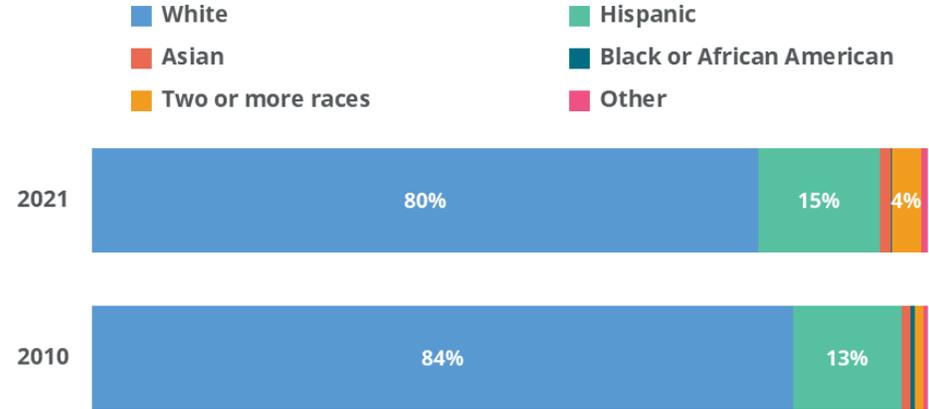


Note: n = 1,987.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Race and ethnicity. Non-Hispanic White residents make up 80% of the population in Summit County, and this share decreased from 2010 when it was 84% (Figure I-19). The largest growth among minorities has been among the population that identifies as Hispanic, which increased from 13% to 15%, and the population that identifies as two or more races, which increased from 1% to 4%.

Figure I-19.
Race and Ethnicity Distribution, 2010 and 2021

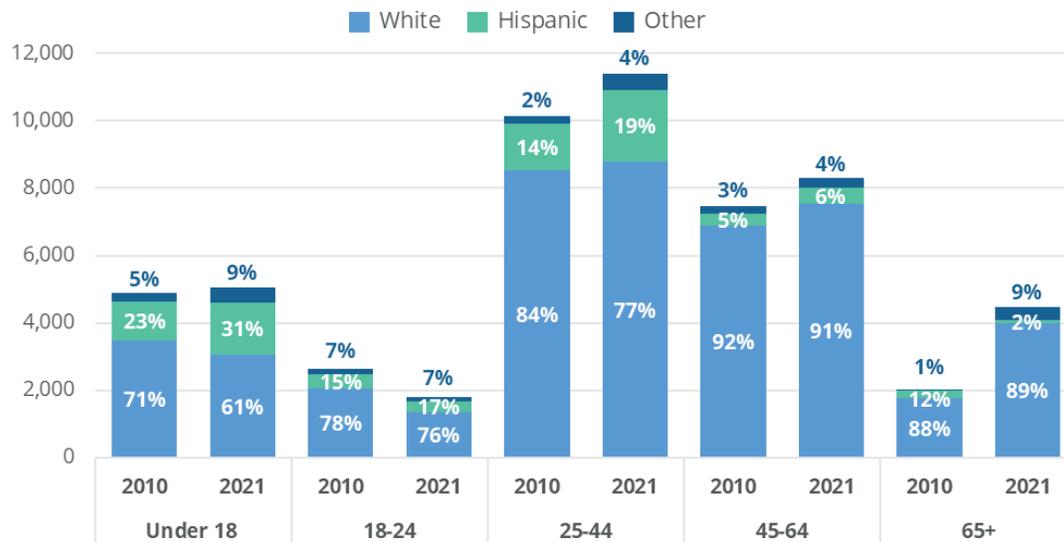


Note: White refers to Non-Hispanic White and Hispanic includes Hispanics of any race.

Source: ACS 2010 and 2021 5-year estimates and Root Policy Research.

As shown in Figure I-20, minorities are younger than the Non-Hispanic White population. As the minority share of the population rises, younger cohorts become disproportionately more diverse than older cohorts. In Summit County the share of the population under 18 who identified as a minority increased by ten percentage points, from 29% in 2010 to 39% in 2021. The share of the population between ages 25 and 44 who identified as a minority also increased significantly—from 16% to 23%—while the rest of the age groups had smaller distributional shifts.

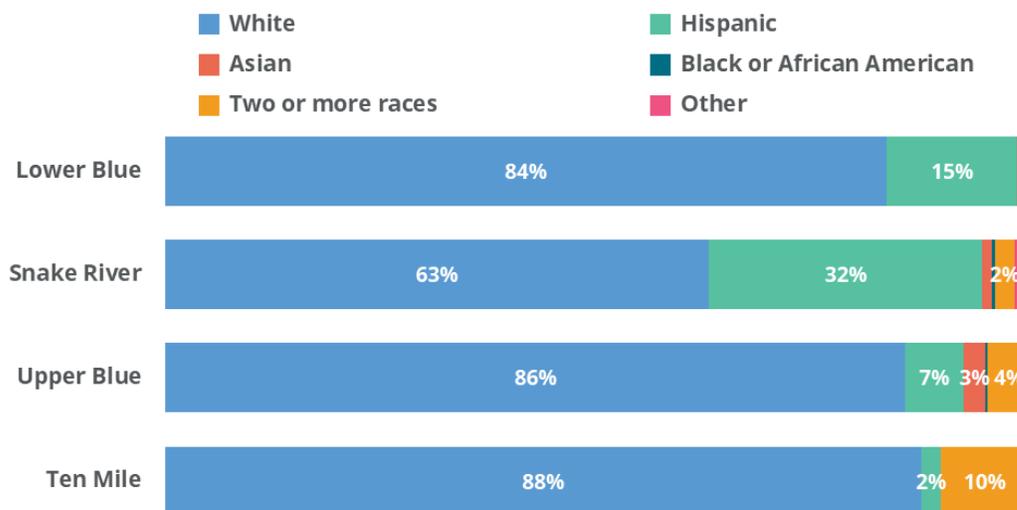
Figure I-20.
Race and Ethnicity Distribution by Age Groups, 2010 and 2021



Note: White refers to Non-Hispanic White and Hispanic includes Hispanics of any race.
 Source: ACS 2010 and 2021 5-year estimates and Root Policy Research.

Figure I-21 shows the racial/ethnic distribution by basin. As shown, Snake River Basin is more diverse compared to the other basins, driven by the high share of the Hispanic population, at 32%.

Figure I-21.
Race and Ethnicity Distribution by Basin, 2021



Note: White refers to Non-Hispanic White and Hispanic includes Hispanics of any race.
 Source: ACS 2021 5-year estimates and Root Policy Research.

Income and Poverty Trends

In 2023, the 4-person household Area Median Income (AMI) for Summit County defined by HUD was \$128,300, up 34% from 2021 and 23% from 2022. Figure I-22 shows AMI levels by household size for 2021, 2022, and 2023. According to HUD data, incomes have increased significantly in just two years. It is important to note that AMI includes owners as well as renters; as such, and an influx of high income owners can quickly drive up AMIs.

Figure I-22.
Summit County AMI by Household Size, 2021 and 2022

	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI	120% AMI
2021						
1 person	\$20,150	\$33,600	\$40,320	\$53,700	\$67,200	\$80,640
2 person	\$23,000	\$38,400	\$46,080	\$61,400	\$76,800	\$92,160
3 person	\$25,900	\$43,200	\$51,840	\$69,050	\$86,400	\$103,680
4 person	\$28,750	\$47,950	\$57,540	\$76,700	\$95,900	\$115,080
5 person	\$31,050	\$51,800	\$62,160	\$82,850	\$103,600	\$124,320
6 person	\$35,160	\$55,650	\$66,780	\$89,000	\$111,300	\$133,560
7 person	\$39,640	\$59,500	\$71,400	\$95,150	\$119,000	\$142,800
8 person	\$44,120	\$63,300	\$75,960	\$101,250	\$126,600	\$151,920
2022						
1 person	\$22,000	\$36,650	\$43,980	\$58,650	\$73,300	\$87,960
2 person	\$25,150	\$41,900	\$50,280	\$67,000	\$83,800	\$100,560
3 person	\$28,300	\$47,150	\$56,580	\$75,400	\$94,300	\$113,160
4 person	\$31,400	\$52,350	\$62,820	\$83,750	\$104,700	\$125,640
5 person	\$33,950	\$56,550	\$67,860	\$90,450	\$113,100	\$135,720
6 person	\$37,190	\$60,750	\$72,900	\$97,150	\$121,500	\$145,800
7 person	\$41,910	\$64,950	\$77,940	\$103,850	\$129,900	\$155,880
8 person	\$46,630	\$69,150	\$82,980	\$110,550	\$138,300	\$165,960
2023						
1 person	\$23,330	\$38,800	\$46,560	\$62,100	\$77,600	\$93,120
2 person	\$26,600	\$44,350	\$53,220	\$70,950	\$88,700	\$106,440
3 person	\$29,950	\$49,900	\$59,880	\$79,800	\$99,800	\$119,760
4 person	\$33,250	\$55,400	\$76,980	\$88,650	\$128,300	\$153,960
5 person	\$35,950	\$59,850	\$71,820	\$95,750	\$119,700	\$143,640
6 person	\$40,280	\$64,300	\$77,160	\$102,850	\$128,600	\$154,320
7 person	\$45,420	\$68,700	\$82,440	\$109,950	\$137,400	\$164,880
8 person	\$50,560	\$73,150	\$87,780	\$117,050	\$146,300	\$175,560

Source: HUD and Root Policy Research.

Median income trends for different household types, based on ACS data, are displayed in Figure I-23. Since 2010, median income in Summit County has risen 36%, from \$68,750 to \$93,505. Growth in income was particularly high among renter households, whose median income was 63% of owners' in 2010 and 71% in 2021.

Compared to 2021 HUD AMIs in Figure I-22 above, ACS median income estimates are higher for most household sizes except for single person households. For 2 to 4 person households, ACS estimates are approximately \$30,000 higher than HUD estimates, while for 5 person households, ACS estimates are about \$8,000 higher. However, for single person households, ACS estimates are approximately \$11,000 lower than HUD estimates.

Figure I-23 also shows that younger households have the lowest median income and have experienced slower income growth since 2010. Income also varies considerably by ethnicity; Hispanic households have a median income approximately 40% lower than for non-Hispanic White households. Additionally, median income growth has been slower among Hispanic households, widening the income gap between Hispanic and non-Hispanic White households.

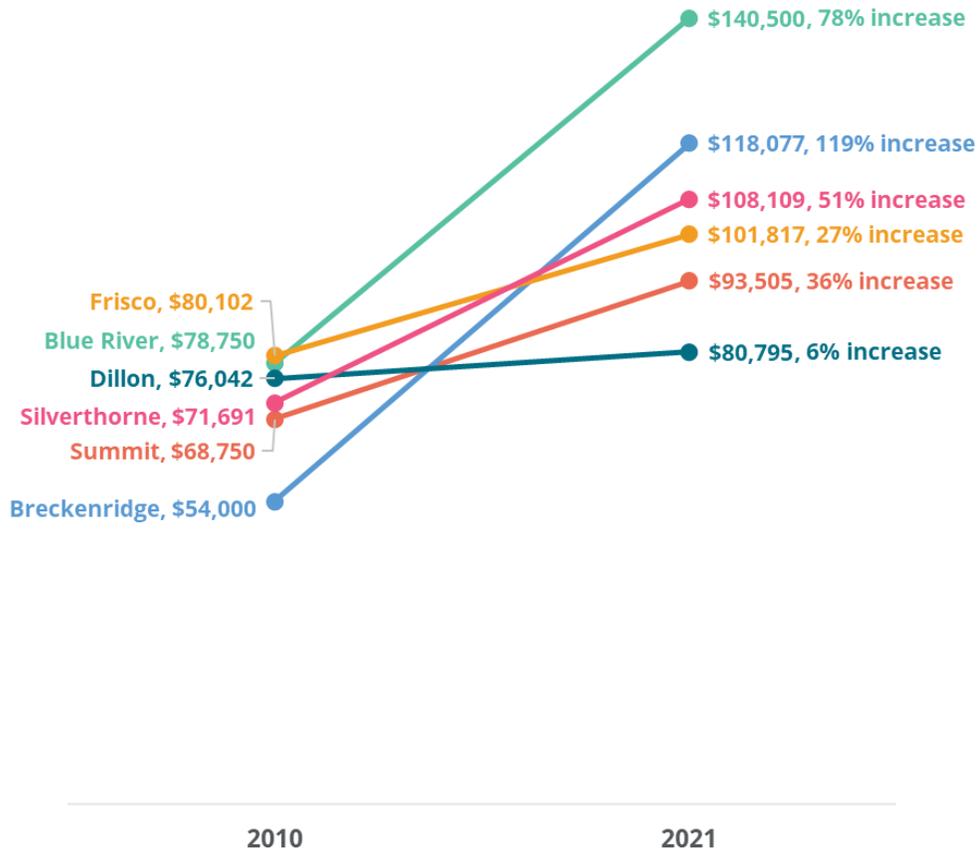
Figure I-23.
Median Income, 2010 and 2021

	Median Income		2010-2021 Change	
	2010	2021	Amount	Percent
All Households	\$68,750	\$93,505	\$24,755	36%
By Tenure				
Owner	\$81,148	\$108,771	\$27,623	34%
Renter	\$51,152	\$77,710	\$26,558	52%
By Size				
1-person household	\$43,287	\$55,758	\$12,471	29%
2-person household	\$76,787	\$108,349	\$31,562	41%
3-person household	\$89,675	\$120,339	\$30,664	34%
4-person household	\$94,665	\$125,080	\$30,415	32%
5-person household	\$101,250	\$111,750	\$10,500	10%
6-person household	\$80,368	-	-	
By Age				
Householder under 25 years	\$39,129	\$43,967	\$4,838	12%
Householder 25 to 44 years	\$68,518	\$93,359	\$24,841	36%
Householder 45 to 64 years	\$78,514	\$96,474	\$17,960	23%
Householder 65 years and over	\$71,167	\$100,357	\$29,190	41%
By Ethnicity				
Non-Hispanic White	\$72,131	\$98,936	\$26,805	37%
Hispanic	\$50,574	\$61,705	\$11,131	22%

Source: ACS 2010 and 2021 5-year estimates and Root Policy Research.

Median household income by town is shown in Figure I-24. Blue River has the highest median income and the Town of Dillon has the lowest. Breckenridge had the largest percent increase in median income (119%), more than doubling between 2010 and 2021. Most towns experienced robust income growth except for the Town of Dillon, which had the lowest growth (6%).

Figure I-24.
Median Household Income by Town, 2010 and 2021

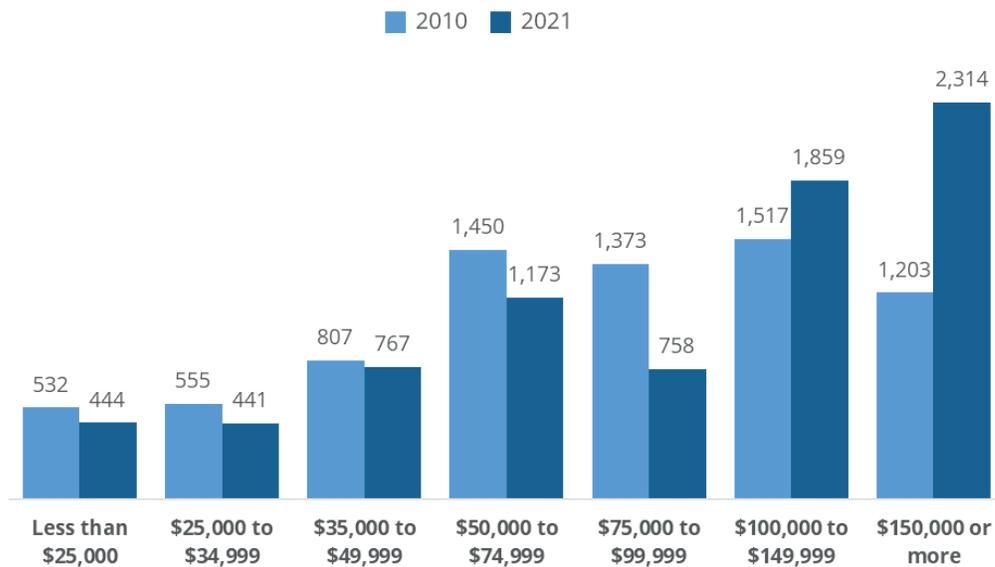


Note: Data for Montezuma are not available.

Source: ACS 5-year estimates and Root Policy Research.

Figures I-25 and I-26 show how the income distribution among owners and renters shifted between 2010 and 2021. Both figures show a shift to higher income brackets, but the shift is much more pronounced among renters than among owners.

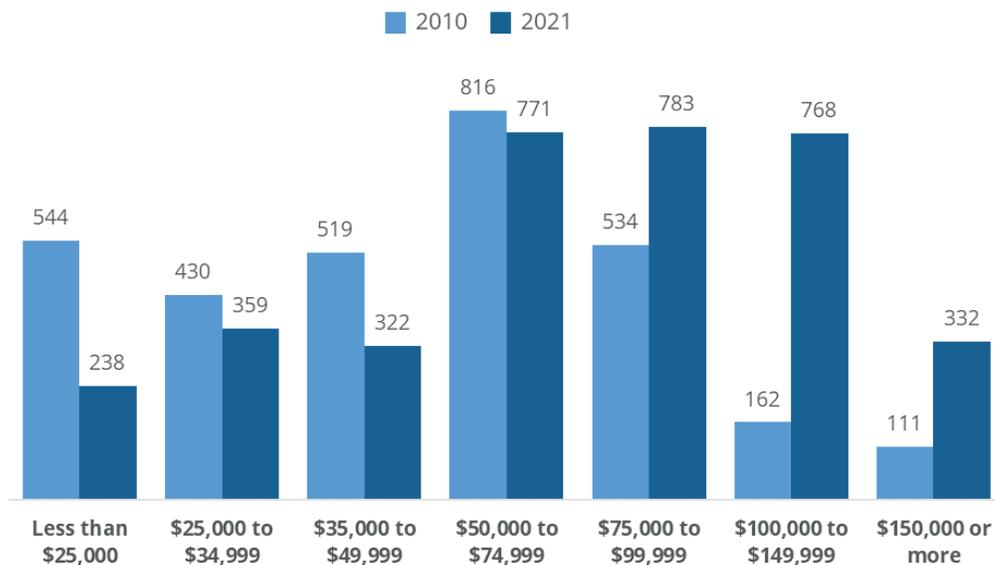
Figure I-25.
Owner Income Distribution



Source: ACS 2010 and 2021 5-year estimates and Root Policy Research.

In 2010, renters were more likely to have incomes of less than \$75,000. Now, most Summit County renters have incomes of \$75,000 to \$150,000, approximately 80% to 160% AMI. These trends are a reflection of higher wages for renters, lower income renters being displaced from the county, and renters' challenges in transitioning to homeownership.

Figure I-26.
Renter Income Distribution



Source: ACS 2010 and 2021 5-year estimates and Root Policy Research.

Figure I-27 shows household poverty rates by household type and age of householder for 2015 and 2021. As expected given the shifts in the income distribution, household poverty rates have decreased notably since 2015 for all household types and all age groups except those under 25. However, the number of households in that age cohort is small and subject to large margins of error.

Figure I-27.
Household Poverty Rates by Household Type and Householder Age, 2015 and 2021

	2015	2021	Percentage Point Change
Overall Household Poverty Rate	10%	4%	-6%
Household Type			
Family households	6%	1%	-5%
Married-couple family	4%	1%	-3%
Other family	19%	4%	-15%
Male householder, no spouse present	19%	1%	-18%
Female householder, no spouse present	19%	5%	-14%
Nonfamily households	15%	8%	-6%
Male householder	10%	2%	-9%
Female householder	21%	17%	-4%
Householder Age			
Householder under 25 years	16%	42%	26%
Householder 25 to 44 years	12%	2%	-10%
Householder 45 to 64 years	10%	4%	-6%
Householder 65 years and over	6%	5%	-1%

Source: ACS 2015 and 2021 5-year estimates and Root Policy Research.

Overall individual poverty rates, shown in Figure I-28, have also decreased since 2015. However, most minority groups still have a significantly higher poverty rate compared to non-Hispanic Whites. Residents with a disability also have higher poverty rates compared to residents without a disability, and noncitizens also have a higher poverty rate compared to citizens. As expected, poverty rates decrease as educational attainment increases, except for the increase in poverty among those with some college or associate's degree.

Figure I-28.
Individual Poverty Rates by Selected Characteristics, 2015 and 2021

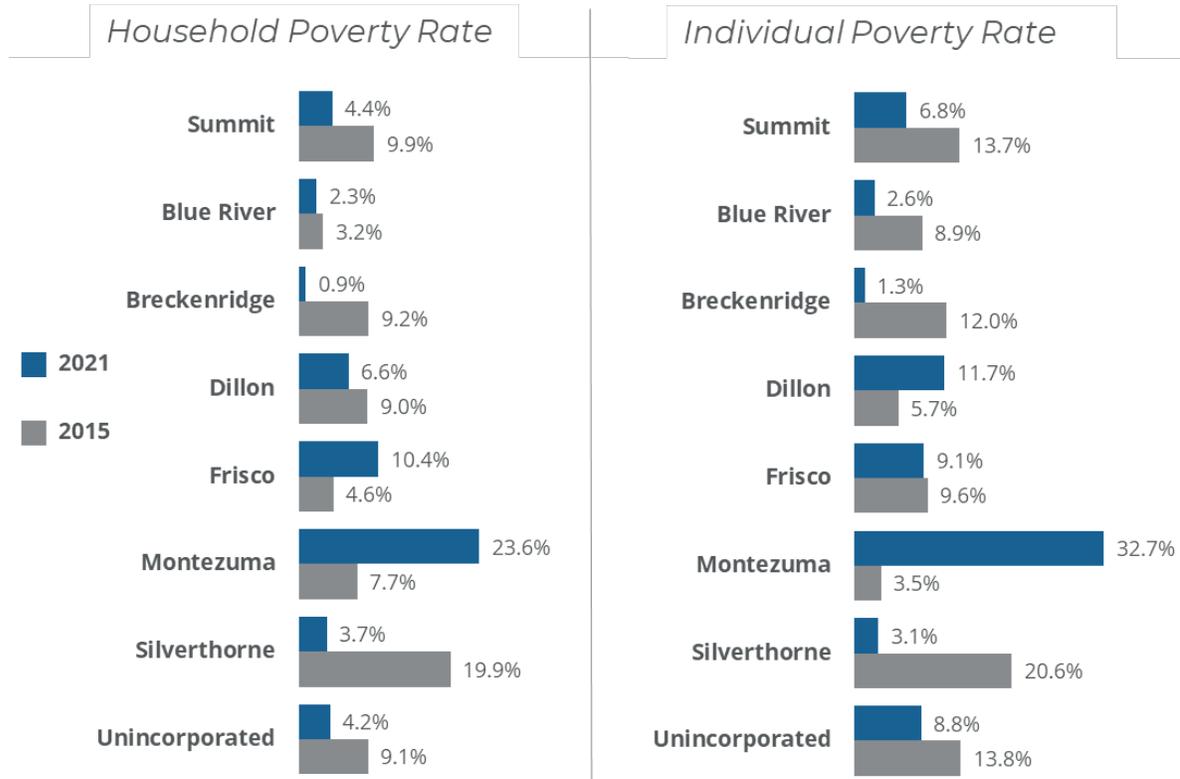
	2015	2021	Percentage Point Change
Overall Poverty Rate	14%	7%	-7%
Race/Ethnicity			
Non-Hispanic White	10%	5%	-5%
Black or African American alone	9%	36%	27%
American Indian and Alaska Native alone	0%	14%	14%
Asian alone	27%	0%	-27%
Other/Two or more races	44%	12%	-33%
Hispanic	29%	16%	-13%
Educational Attainment			
Less than high school graduate	14%	6%	-8%
High school graduate	17%	4%	-13%
Some college, associate's degree	9%	12%	3%
Bachelor's degree or higher	7%	2%	-5%
Disability Status			
With a Disability	21%	10%	-11%
No Disability	13%	7%	-7%
Citizenship Status			
Not a Citizen	29%	17%	-12%
Citizen	12%	6%	-6%

Notes: Poverty rates by educational attainment are estimated for the population 25 years and older.

Source: ACS 2015 and 2021 5-year estimates and Root Policy Research.

Household and individual poverty rates by town are shown in Figure I-29. Montezuma and Frisco have the highest household poverty rates, which are significantly higher than the county's average. Between 2015 and 2021, both towns saw an increase in their household poverty rates, while all other towns and the unincorporated area saw decreases. At the individual level, Montezuma and the Town of Dillon have the highest poverty rates, with both towns also experiencing an increase between 2015 and 2021, while all other towns and the unincorporated area saw decreases. The largest decrease in both household and individual poverty rates occurred in Silverthorne.

Figure I-29.
Poverty Rates by Town, 2015 and 2021

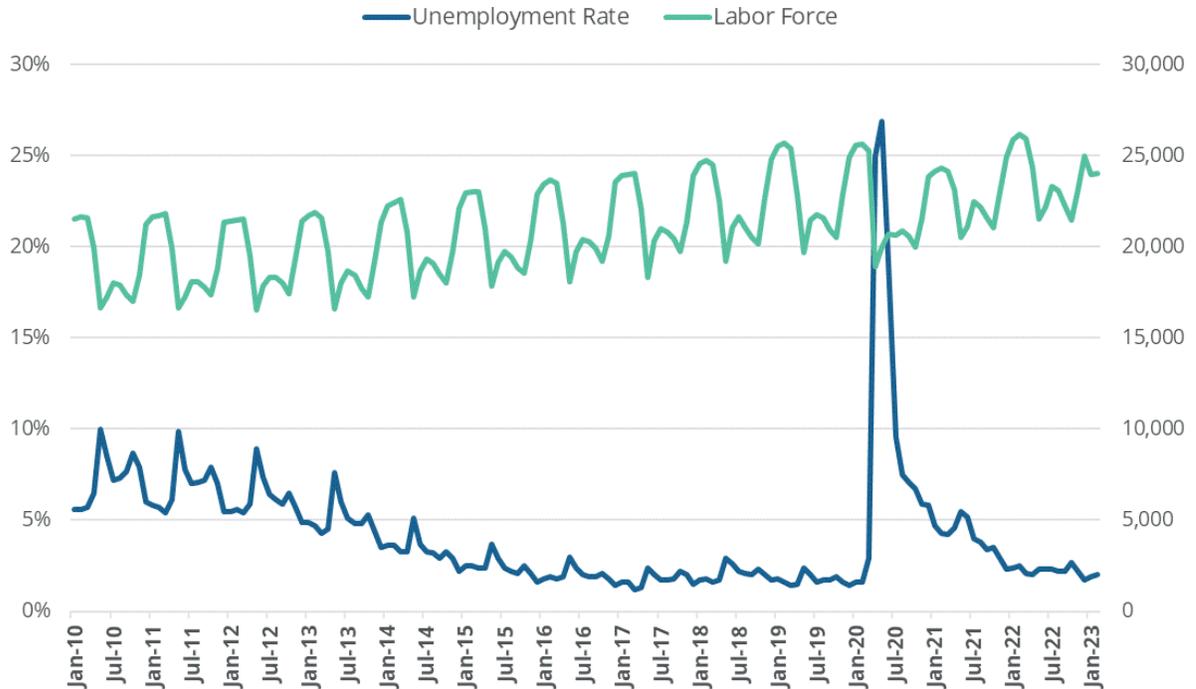


Source: ACS 5-year estimates and Root Policy Research.

Economic Trends

Following national trends, Summit County experienced a rise in unemployment during the pandemic, with rates reaching a high of 27% (Figure I-30). However, as of early 2022, the unemployment rate has dropped back down to pre-pandemic levels of around 2%. The labor force also shrank during the pandemic, but has since recovered to pre-pandemic levels. Notably, the seasonality of the labor force has decreased since the pandemic, as there has been a greater demand for labor during the off-peak seasons.

Figure I-30.
Summit County Unemployment Rate and Labor Force, January 2010 – February 2023



Note: Not seasonally adjusted.

Source: Bureau of Labor Statistics Local Area Unemployment Statistics and Root Policy Research.

By all employment measures, Summit County has a high level of employment. According to 2021 ACS data, the labor force participation rate in Summit County is high, at 76.3%. This compares to the statewide labor force participation rate of 68.5%.³ The employment to population ratio—another measure of an active labor force—is also high in Summit County, at 73.8% compared to 64.6% statewide.⁴ Finally, the percentage of the population between ages 16 and 64 who worked full-time year-round was higher in Summit County compared to the state (71.8% compared to 66.3%)—even given the seasonal nature of work in the county.

Although the overall unemployment rate in the county is very low, 2021 ACS data on unemployment rates for minorities show that minorities experience higher unemployment rates. The unemployment rate for the non-Hispanic Whites was 3.4%, slightly lower than

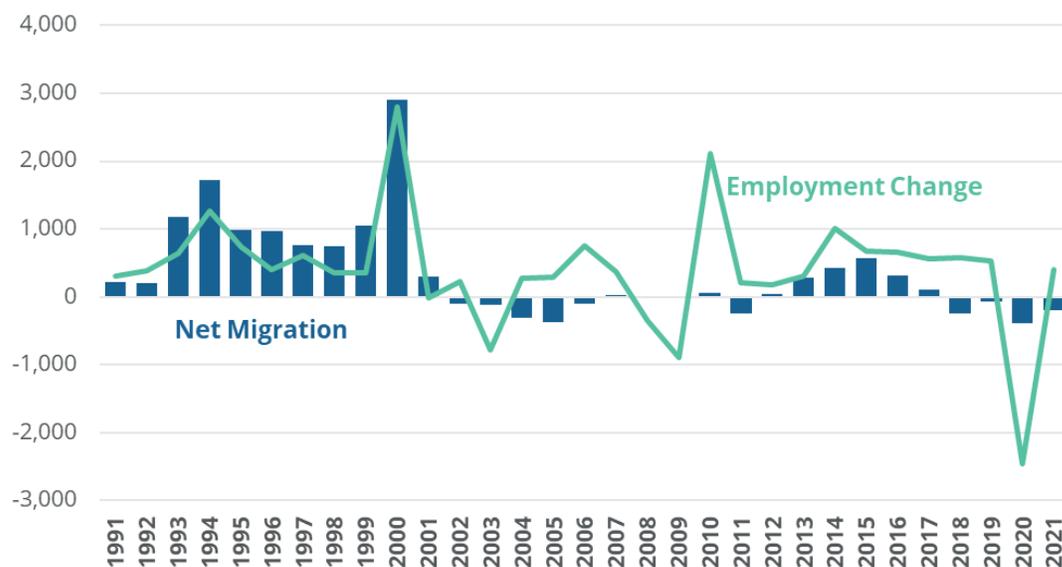
³ The labor force participation rate is the number of people in the labor force (employed or actively looking for employment) as a percentage of the population over 16.

⁴ The employment to population ratio is the number of employed people relative to the total population over 16. This ratio measures labor underutilization by accounting for persons without jobs who elect to stop actively searching for employment, also called discouraged workers, who are not included in the unemployment rate.

the unemployment rate for Hispanics of 3.6%, but significantly lower than the unemployment rate for persons of two or more races of 6.2%.

Figure I-31 shows annual employment change and net migration from 1991 to 2021. The greatest net migration and employment growth in Summit County occurred during the 1990s, and during this decade employment and population growth were closely correlated. Net migration turned negative with the economic contractions of the dot com bust and the Great Recession; net migration turned positive again with the employment recovery from the Great Recession until 2018. Net out migration accelerated during the COVID Pandemic but did not match the rate of job loss.

Figure I-31.
Summit County Net Migration and Employment Change, 1991-2021



Note: Employment change represents year over year change.

Source: DOLA, Bureau of Labor Statistics Local Area Unemployment Statistics, and Root Policy Research.

Figure I-32 shows the average annual employment by industry in the county for 2010 and 2022 according to the Quarterly Census of Employment and Wages. Overall, employment in the county increased by 33% between 2010 and 2022. This increase was driven by an increase in the accommodation and food services; and the arts, entertainment, and recreation industries, which combined accounted for 50% of the growth in employment.

Figure I-32.
Employment Growth by Industry Between 2010 and 2022

	Employment		Employment Growth 2010-2022	
	Q3 2010	Q3 2022	# Change	% Change
Goods Producing				
Agriculture, Forestry, Fishing and Hunting	26	19	-7	-27%
Construction	1,075	1,399	324	30%
Manufacturing	113	357	244	216%
Service Providing				
Wholesale Trade	161	157	-4	-2%
Retail Trade	2,423	2,777	354	15%
Transportation and Warehousing	226	278	52	23%
Utilities	85	88	3	4%
Information	134	134	0	0%
Finance and Insurance	272	252	-20	-7%
Real Estate and Rental and Leasing	782	1,093	311	40%
Professional and Technical Services	533	891	358	67%
Management of Companies and Enterprises	54	55	1	2%
Administrative and Waste Services	723	869	146	20%
Educational Services	766	854	88	11%
Health Care and Social Assistance	849	1,211	362	43%
Arts, Entertainment, and Recreation	593	1,279	686	116%
Accommodation and Food Services	5,033	6,954	1,921	38%
Public Administration	1,510	1,710	200	13%
Other Services	390	643	253	65%
Total, All Industries	15,844	21,094	5,250	33%

Note: Fourth quarter data for 2022 were not available. Ski resort employment is covered in Arts, Entertainment, and Recreation.
Source: Quarterly Census of Employment and Wages, and Root Policy Research.

Figure I-33 shows the average annual wages by industry in the County for 2010 and 2022 according to the Quarterly Census of Employment and Wages. Overall, average wages increased by 64% between 2010 and 2022. While average wages increased across all industries, the industries that added the most employment—accommodation and food services along with the arts, entertainment, and recreation industries— are among the industries with the lowest wages, below \$50,000, or less than 50% AMI.

Figure I-33.
Wage Growth by Industry Between 2010 and 2022

	Average Annual Wage		Wage Growth 2010-2022	
	Q3 2010	Q3 2022	\$ Change	% Change
Goods Producing				
Agriculture, Forestry, Fishing and Hunting	\$13,520	\$44,928	\$31,408	232%
Construction	\$43,628	\$83,096	\$39,468	90%
Manufacturing	\$28,860	\$50,960	\$22,100	77%
Service Providing				
Wholesale Trade	\$73,216	\$167,596	\$94,380	129%
Retail Trade	\$27,040	\$46,176	\$19,136	71%
Transportation and Warehousing	\$43,160	\$59,956	\$16,796	39%
Utilities	\$79,300	\$113,152	\$33,852	43%
Information	\$51,012	\$84,396	\$33,384	65%
Finance and Insurance	\$53,612	\$96,148	\$42,536	79%
Real Estate and Rental and Leasing	\$35,308	\$64,636	\$29,328	83%
Professional and Technical Services	\$56,056	\$93,600	\$37,544	67%
Management of Companies and Enterprises	\$73,528	\$159,952	\$86,424	118%
Administrative and Waste Services	\$32,968	\$49,608	\$16,640	50%
Educational Services	\$37,960	\$55,380	\$17,420	46%
Health Care and Social Assistance	\$51,116	\$67,496	\$16,380	32%
Arts, Entertainment, and Recreation	\$27,924	\$45,500	\$17,576	63%
Accommodation and Food Services	\$25,688	\$43,368	\$17,680	69%
Public Administration	\$43,472	\$68,692	\$25,220	58%
Other Services	\$28,392	\$50,180	\$21,788	77%
Total, All Industries	\$34,840	\$57,044	\$22,204	64%

Note: Estimated from average weekly wage data. Fourth quarter data for 2022 were not available.
 Source: Quarterly Census of Employment and Wages, and Root Policy Research.

Figure I-34 shows the various industries that employ workers in households according to the Summit County Housing Survey. The data indicates that:

- Spanish speaking households have a higher concentration of workers in the accommodation and food services (40%) and construction (53%) industries.

- On the other hand, English speaking households have a greater representation in government (28%), accommodation and food services (22%), outdoor recreation/outfitter (21%), and real estate/property management (18%) industries.

Figure I-34.

What types of business(es) do the adults in your household work for?

Industry	English Survey		Spanish Survey	
	N	%	N	%
Banking/finance/insurance	53	4%	1	0%
Construction	191	13%	135	40%
Mining and Natural Resources	16	1%	0	0%
Outdoor recreation/outfitter	298	21%	2	1%
Accommodation and food services	322	22%	178	53%
Retail	137	10%	21	6%
Education (PreK-12, college)	129	9%	14	4%
Health care	153	11%	13	4%
Local/state government	406	28%	8	2%
Manufacturing	11	1%	1	0%
Real estate/property management	255	18%	0	0%
Transportation and warehousing	63	4%	3	1%
Professional services (legal, accounting, etc.)	150	10%	2	1%

Note: N= 1,434. Numbers and percentages do not add up to the total because multiple responses were allowed from respondents.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure I-35 shows the income distribution, tenure, and commute time by industry according to the Summit County Housing Survey.

- Households with workers in construction (16%); accommodation and food services (19%); and retail (11%) industries are more likely to have a household income of \$35,000 or less (approximately 40% AMI) and the most likely to be renters, at 53%, 66% and 61% respectively.
- Households with workers in the government and in the outdoor recreation/outfitter industries are more likely to have incomes in the \$75,000 to \$150,000 range (52% and 55% respectively), or 80% to 160% AMI. Households with workers in the government sector have a homeownership rate of 62%, compared to 45% among workers in the outdoor recreation/outfitter industries.
- Households with workers in the real estate/property management industry are most likely to have income over \$150,000 (more than 160% AMI), at 53%, and the highest ownership rate, at 69%.
- For commutes, households with workers in the transportation and warehousing, and real estate/property management industries have a higher chance of having a

commute of 20 minutes or less, at 76% and 73% respectively. In contrast, households with workers in the construction and professional services industries are more likely to have a commute of over an hour, at 12% and 10%, respectively.

Figure I-35.
Income, Tenure, and Commute Time by Employment Industry

Industry	Income Distribution				Tenure		Commute Time		
	\$35,000 and under	\$35,001 to \$75,000	\$75,001 to \$150,000	\$150,001 and over	Renter	Owner	0 to 20 min.	20 to 60 min.	More than 60 min.
Banking/finance/insurance	4%	18%	37%	41%	43%	57%	67%	29%	4%
Construction	16%	31%	34%	20%	53%	41%	47%	42%	12%
Outdoor rec/outfitter	5%	20%	55%	20%	48%	45%	60%	35%	5%
Accommodation and food services	19%	28%	36%	18%	66%	26%	55%	38%	7%
Retail	11%	31%	39%	19%	61%	32%	59%	33%	7%
Education	3%	22%	46%	29%	42%	55%	62%	34%	4%
Health care	1%	18%	38%	43%	42%	55%	62%	32%	6%
Local/state government	1%	13%	52%	34%	31%	62%	61%	30%	8%
Real estate/property management	0%	9%	38%	53%	26%	69%	73%	22%	5%
Transportation and warehousing	0%	31%	56%	13%	42%	48%	76%	19%	5%
Professional services	0%	17%	40%	43%	33%	64%	67%	23%	10%

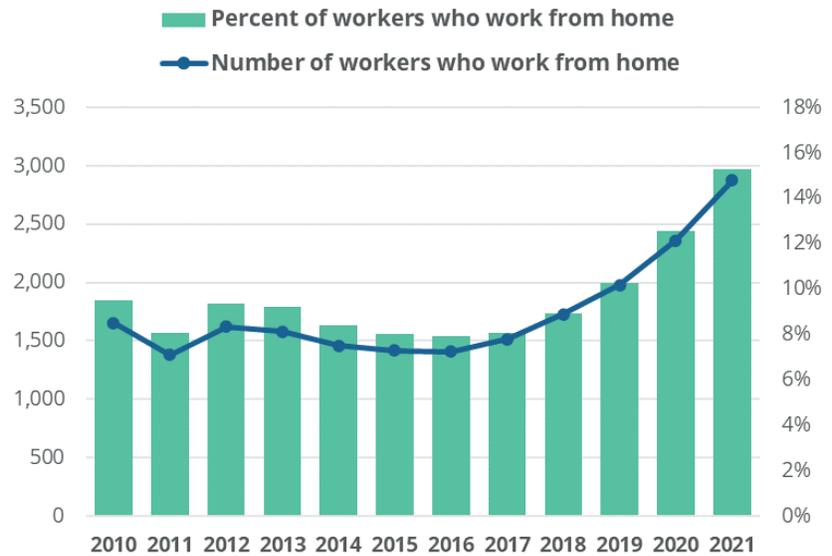
Note: N= 1,434. The commute time was asked of up to three workers per household, the results shown are for the first worker.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Work from home trends. Work from home trends according to ACS data are shown in Figure I-36. The number of remote workers living in Summit County began an upward trend in 2018 and remote workers now represent close to 16% of workers in the county.

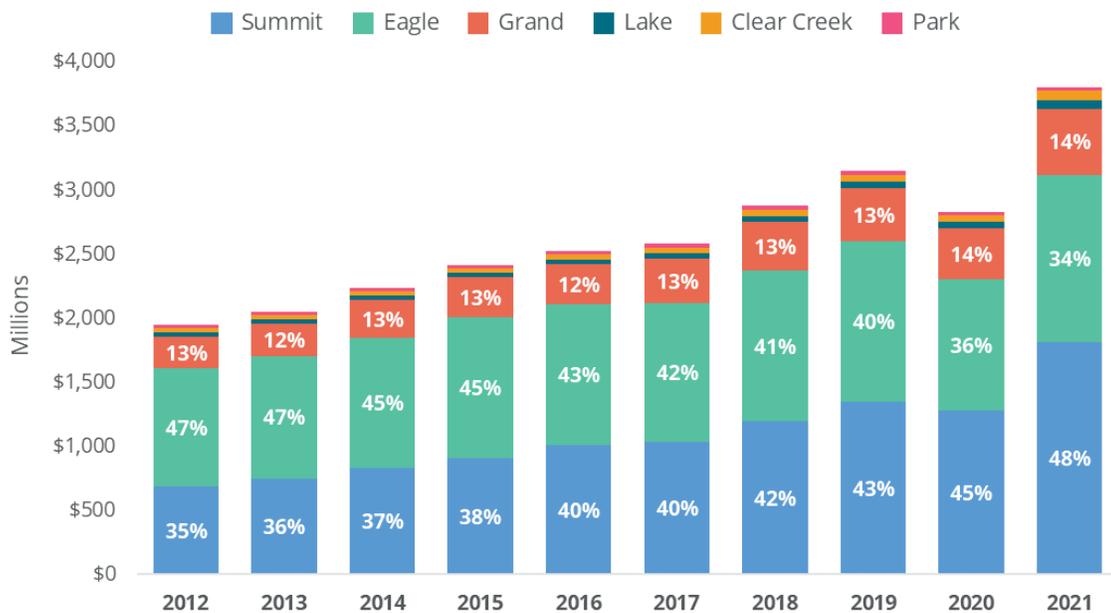
Figure I-36.
Number and
Percent of Total
Workers Who Work
from Home, 2010-
2021

Source:
 ACS 5-year estimates and Root
 Policy Research.



Tourism industry. The tourism industry is growing and continues to dominate economic activity in the county. Figure I-37 shows the distribution of direct travel spending by county according to the Colorado Tourism Office. Travel spending in Summit County increased from an estimated \$687 million in 2012 to \$1.8 billion in 2021. Additionally, Summit County’s share of travel spending became the largest among surrounding counties in 2019—surpassing Eagle County— increasing from 35% in 2012 to 48% in 2021.

Figure I-37.
Direct Travel Spending in Summit and Surrounding Counties

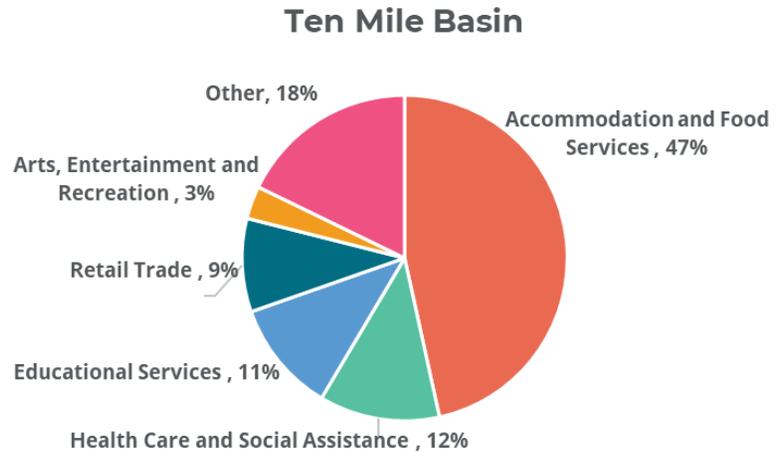
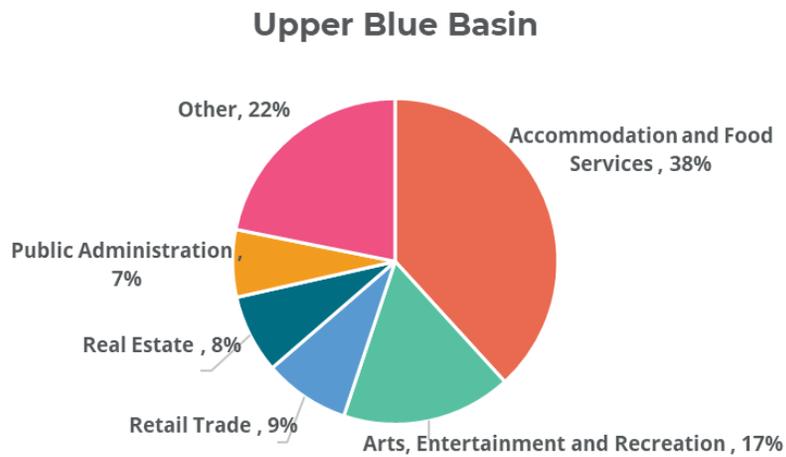
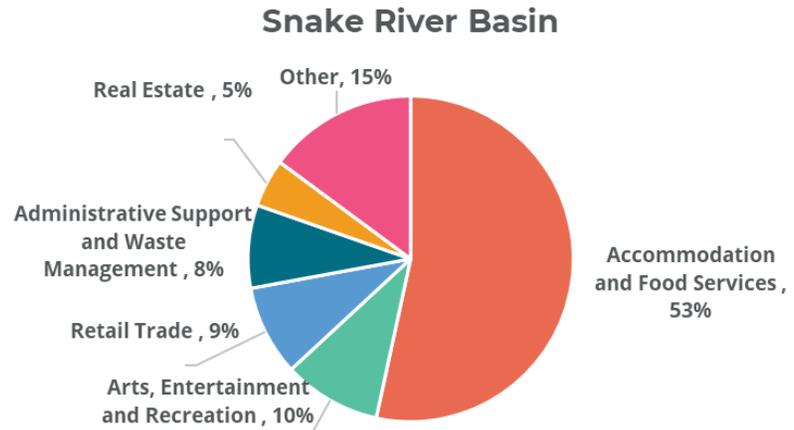
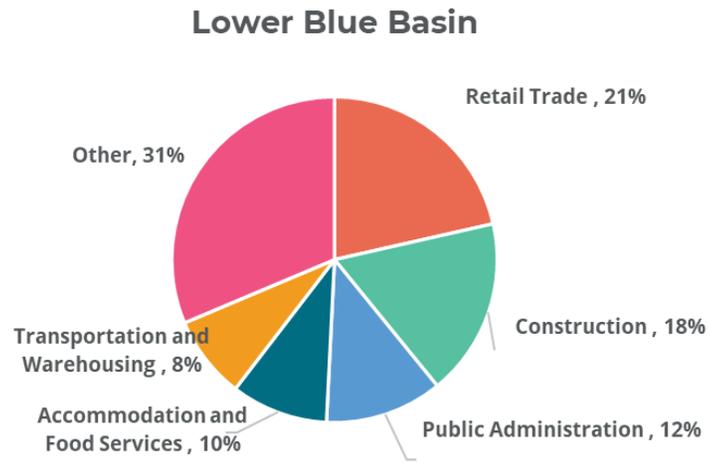


Note: Direct travel spending is purchases by travelers during their trip, including lodging taxes and other applicable local and state taxes, paid by the traveler at the point of sale.

Source: The Economic Impact of Travel in Colorado, prepared by Dean Runyan Associates for the Colorado Tourism Office.

The jobs distribution by industry in each basin is displayed in Figure I-38. The share of jobs in the accommodation and food services industry is the highest in the Snake River (53%) and Ten Mile (47%) basins. The Lower Blue basin has a higher share of jobs in the retail trade industry (21%) and the Upper Blue basin has a higher share of jobs in the arts, entertainment and recreation industry.

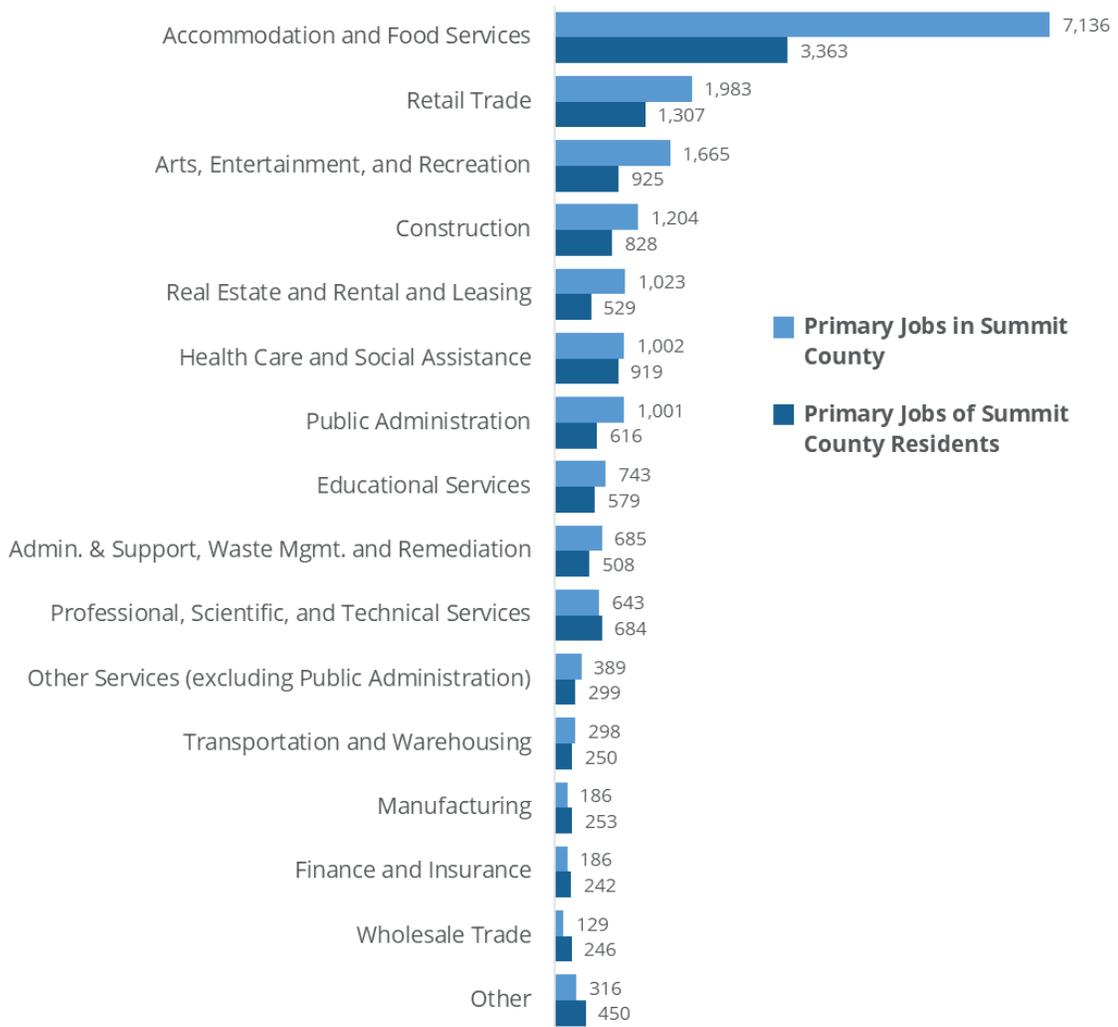
Figure I-38.
Job Distribution by Basin, 2019



Source: LEHD and Root Policy Research.

Commuting patterns and transportation. Figure I-39 compares the number of resident workers in Summit County with the number of primary jobs in the county by industry. As shown in the figure, the county's main industries: accommodation and food services; retail trade; and arts, entertainment, and recreation largely depend on a labor pool located outside the county.

Figure I-39.
Primary Jobs in Summit County v. Primary Jobs of Summit County Residents, 2019



Note: A primary job is defined as the one job for each worker that provides the most earnings.

Source: LEHD and Root Policy Research.

As shown in Figure I-40 the increase in the number of jobs has outpaced the increase in the number of workers in the county leading to an increase in the share of jobs filled by in-commuters in the county since 2010.

Within the county, commuting is very high across basins and this has been the case since 2010. In 2019, More than 70% of jobs *in each basin* were filled by in-commuters, as shown in the last column of Figure I-41. This is expected given that the county, not the towns or basins, comprise the labor market area—which is an economically integrated area within which individuals can reside and find employment within a reasonable distance or can readily change jobs without changing their place of residence.

Figure I-40.
Number of Jobs and Workers by Basin, 2010, 2015, and 2019

Place	Year	Jobs	Workers	% of County Jobs	% of County Workers	% of Jobs Filled by In-Commuters
Summit County	2010	15,645	15,008	100%	100%	45%
	2015	19,127	11,503	100%	100%	64%
	2019	22,086	13,805	100%	100%	62%
Lower Blue Basin	2010	2,712	3,373	17%	22%	79%
	2015	2,473	2,221	13%	19%	87%
	2019	2,894	2,802	13%	20%	86%
Snake River Basin	2010	3,422	5,383	22%	36%	68%
	2015	4,644	3,817	24%	33%	82%
	2019	5,343	4,489	24%	33%	77%
Upper Blue Basin	2010	6,439	4,753	41%	32%	60%
	2015	7,451	3,986	39%	35%	74%
	2019	8,666	4,819	39%	35%	73%
Ten Mile Basin	2010	3,072	1,499	20%	10%	90%
	2015	4,559	1,479	24%	13%	89%
	2019	5,183	1,695	23%	12%	88%

Note: LEHD data show the location of the job and place of residence of workers but does not account for remote work patterns.

Source: LEHD and Root Policy Research.

Figure I-41 shows the number of jobs in Summit County that are filled by the top 10 counties of origin in 2019. Combined, these counties accounted for 35% of all jobs in Summit County.

**Figure I-41.
Number of Jobs By
Worker County of
Origin, 2019**

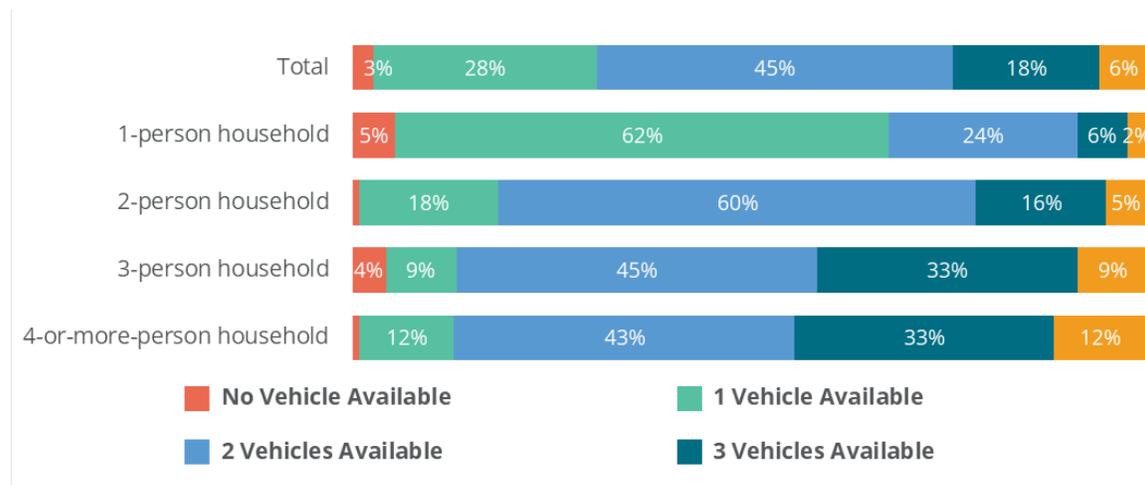
Note:
LEHD data show the location of the job
and place of residence of workers but
does not account for remote work
patterns.

Source:
LEHD and Root Policy Research.

County	Number	Percent of all Jobs in Summit County
Top 10 Counties:	7,810	35%
Jefferson County	1,400	6%
Eagle County	987	4%
Denver County	968	4%
Lake County	938	4%
Arapahoe County	685	3%
El Paso County	676	3%
Boulder County	572	3%
Park County	555	3%
Adams County	535	2%
Douglas County	494	2%

Figure I-42 shows the distribution of number of vehicles available by household size. As expected, larger households are more likely to have a higher number of vehicles. In the County overall, 76% of households have 2 or fewer vehicles.

**Figure I-42.
Household Size by Vehicles Available, 2021**



Source: ACS 2021 5-year estimates and Root Policy Research.

As shown in Figure I-43, the county currently has a total of 22,000 vehicles for permanent residents. On average, owner households have 2.1 vehicles while renter households have 1.8 vehicles. Out of all the owner households, around 5,650 have 2 vehicles or less, while

around 2,100 have 3 vehicles or more. For renter households, around 2,900 have 2 vehicles or less, while around 670 have 3 vehicles or more.

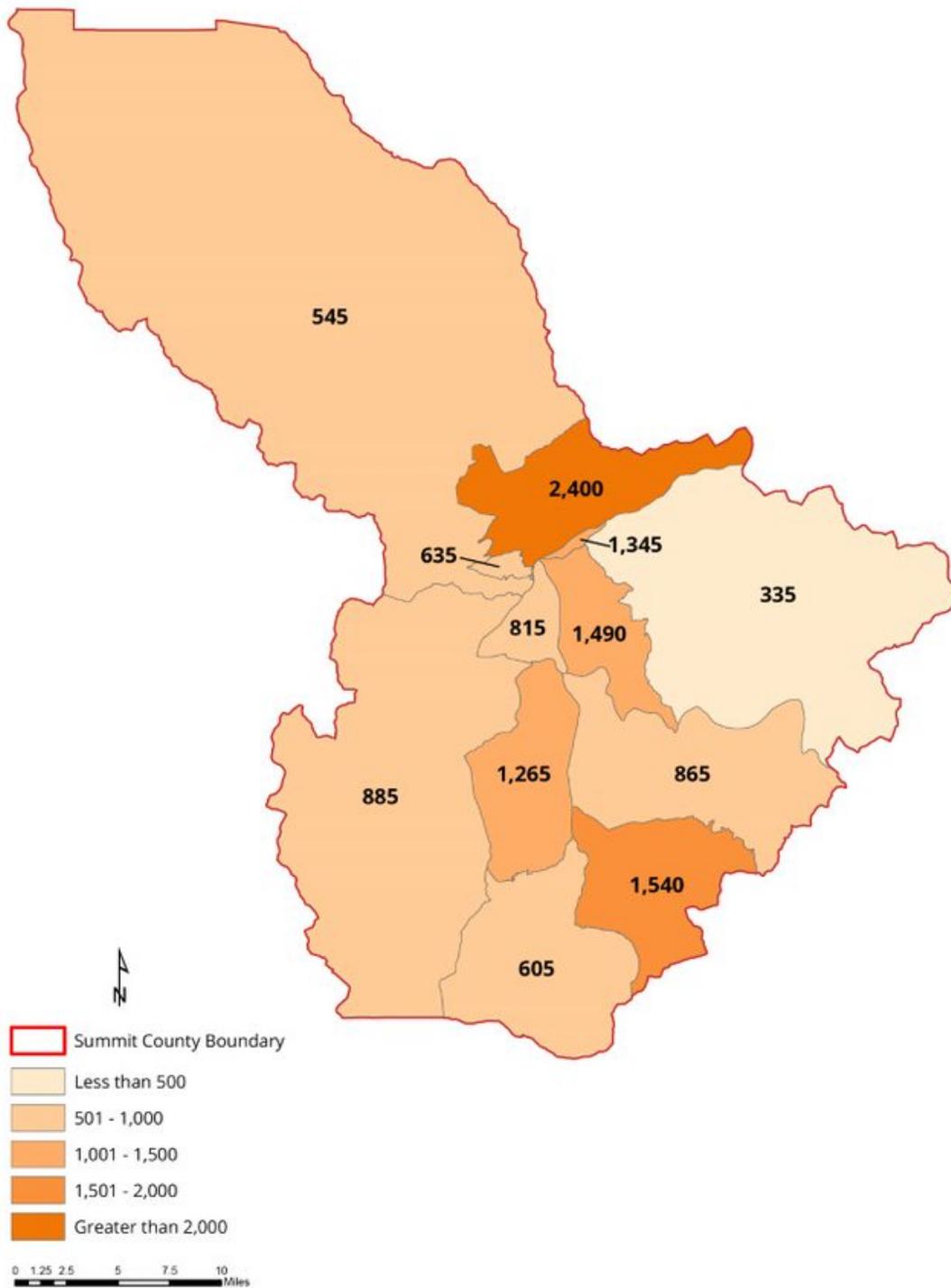
**Figure I-43.
Tenure by Vehicles
Available, 2021**

Source:
ACS 2021 5-year estimates and Root
Policy Research.

	Number of Households	Estimated Number of Vehicles
Total:	11,329	22,581
Owner occupied:	7,756	16,304
No vehicle available	87	0
1 vehicle available	1,883	1,883
2 vehicles available	3,683	7,366
3 vehicles available	1,543	4,629
4 vehicles available	374	1,496
5 or more vehicles available	186	930
Renter occupied:	3,573	6,277
No vehicle available	204	0
1 vehicle available	1,307	1,307
2 vehicles available	1,396	2,792
3 vehicles available	548	1,644
4 vehicles available	56	224
5 or more vehicles available	62	310

Figure I-44 maps the number of vehicles used in commuting in each census tract. The highest number of vehicles used for commuting is in Silverthorne, followed by the census tracts along the Frisco and Breckenridge corridor.

Figure I-44.
Aggregate Number of Vehicles Used in Commuting by Workers



Note: Data are for workers 16 and over.
 Source: ACS 2021 5-year estimates and Root Policy Research.

SECTION II.

HOUSING INVENTORY

SECTION II.

Housing Inventory

This section discusses housing development in Summit County. The section addresses the questions of:

- What type of housing has been developed?
- Who occupies housing stock—permanent residents or vacationers—and how has that changed?
- What are the characteristics of the county’s housing stock—type, age, size, location, tenure, vacancies, workforce targeting?
- How many units are rented long-term (at least 6 months) and what are the characteristics and location of those units?
- How many housing units—at what price points and target occupancy, if known—are projected?

Primary Findings

- Housing development in Summit County has historically struggled to keep pace with demand from second and vacation owners, workers, retirees, and investors. This was true even during the 1990s and early 2000s when Summit County’s residential development activity was relatively high, and the mismatch between housing unit production and demand for units has worsened since then. Keeping up with demand is more challenging in Summit County than in urban markets due to a short building season, limited developable land, and very high building costs.
- To keep an ample supply of housing for permanent residents, the county must maintain an adequate ratio of housing units (including vacant units) to households. In 1990, the county had 3.2x more housing units than permanent resident households. This has dropped to 2.5x as of 2021, as development failed to keep up with demand. Countywide, about 29% of housing units are occupied by workforce.
- The composition of the towns’ and county’s housing stock has changed slightly since 1990 as single family detached homes have become a smaller proportion of the overall housing stock. In numbers, however, more single family detached homes were built than any other housing type. As of 2021, single family detached homes made up 36% of the county’s housing stock. Large multifamily complexes made up 28% of the housing stock; small multifamily complexes made up 17%; and attached homes and “plexes” made up 19%.

- According to the Colorado Division of Housing’s bi-annual survey of multifamily rentals, as of third quarter 2019, there were zero rental vacancies for studios, 1-bedroom, and 2-bedroom units, and a 1.8% vacancy rate for 3-bedroom units, excluding short-term rentals. Property management company Corum Real Estate, which manages many multifamily complexes in the county with affordable long-term rentals, reports that annual unit turnover is minimal and units that do become available are quickly filled by the large number of households on wait lists. There are more than 800 households on wait lists for those complexes.¹
- The homeownership rate has dropped in every town since 2012, while increasing in the unincorporated county, and is currently 68%. Silverthorne’s homeownership rate has declined and fluctuated the most of any areas, affected by investor purchases and deed-restricted units coming online.
- The effect of the pandemic on property value increases is evident in value changes in mortgage loans between 2020 and 2021: two-thirds of the value increase for second residences occurred between 2020 and 2021. Buyers who originated mortgages for principal residences have significantly lower incomes (\$103,000 median income) than second home buyers (\$291,000) and investment property buyers (\$209,000).
- Demand for second and vacation home ownership is likely to continue to be strong even as population growth slows in Colorado. According to the Colorado State Demographer², second home purchases are most common among buyers between the ages of 40 and 50 years old, which the large age cohort of Millennials will be reaching in the next 10-15 years. Despite high first home costs, demand for second homes is expected to stay strong due to the large number of Millennials and post-Millennials in the state.
- Workforce housing initiatives have long been in place in Summit County and its towns, and many have established affordable and permanent resident housing goals. In addition, major employers have internal goals for provision of housing, and these employers often partner to share available units. The ski resorts typically have focused on securing beds for seasonal workers, either through direct ownership of developments or partnerships with independent owners. Permanent, middle-level workers have secured housing through the affordable or private market in the past, and employers are less likely to provide dedicated housing. That is shifting, however, as the rental market for middle-level workers has tightened. Employers have begun to

¹ It is unknown how many households on waitlists are duplicated; the unduplicated number is likely to be much lower. At the complex level, waitlists average 200 households.

² Colorado American Planning Association (APA) workshop, October 21, 2021.

master lease units for these workers and/or initiated plans to own and operate rental housing.

- Approximately 20% of *occupied units* in the county are dedicated affordable for use by workforce and permanent residents. These units include more than 1,500 units of owner-occupied units, 1,000 affordable rentals, and about 1,800 employer master leased units and seasonal beds. As a share of *all housing units*—not just occupied units—the share is much smaller: 5% of the entire county's entire housing stock is comprised of deed-restricted ownership units and another 3% is comprised of affordable rentals, for a total of 8% of the county's housing units that are dedicated for workforce and/or affordable.
- Planned affordable and deed-restricted developments total 239 ownership units, 762 rental units, and 39 beds for seasonal workers. Altogether, approximately 2,200 new units could become available in Summit County in 5+ years, including affordable and market rate units. Based on the needs estimates in Section III, the known affordable units will fulfill about 20% of ownership needs and 50% of rental needs. This excludes the Lake Hill development, which could add 400-500 units.

Planned market rate units total 570 ownership units and 152 rental units. An estimated 5,600 units are possible before the county reaches estimated build out and developable land become very limited. The cost and intended use of these units—e.g., seasonal, vacation, workforce—will have a large impact on how the county is able to accommodate demand from existing residents, new workers, and in-commuters.

Data Sources and Methodology

This section utilizes data provided by Summit County and the towns within the county; the Colorado State Demographer; the County Assessor; the Home Mortgage Disclosure Act; and the U.S. Census. Data are aggregated and analyzed to provide a holistic picture of the county's housing stock, including future housing stock based on planned development.

This section frequently uses the terms “population” and “households.” It is important to note that:

- “Population” is the same as what some jurisdictions call the “permanent resident population.” These are people who spend the majority of their time in Summit County and may be workers or retirees or both.
- “Households” are formed and occupied by permanent residents. The term “household” does not include people occupying units primarily for vacation or seasonal use.

Housing Development Trends

This section details trends in building permits by unit type in the context of population and household growth.

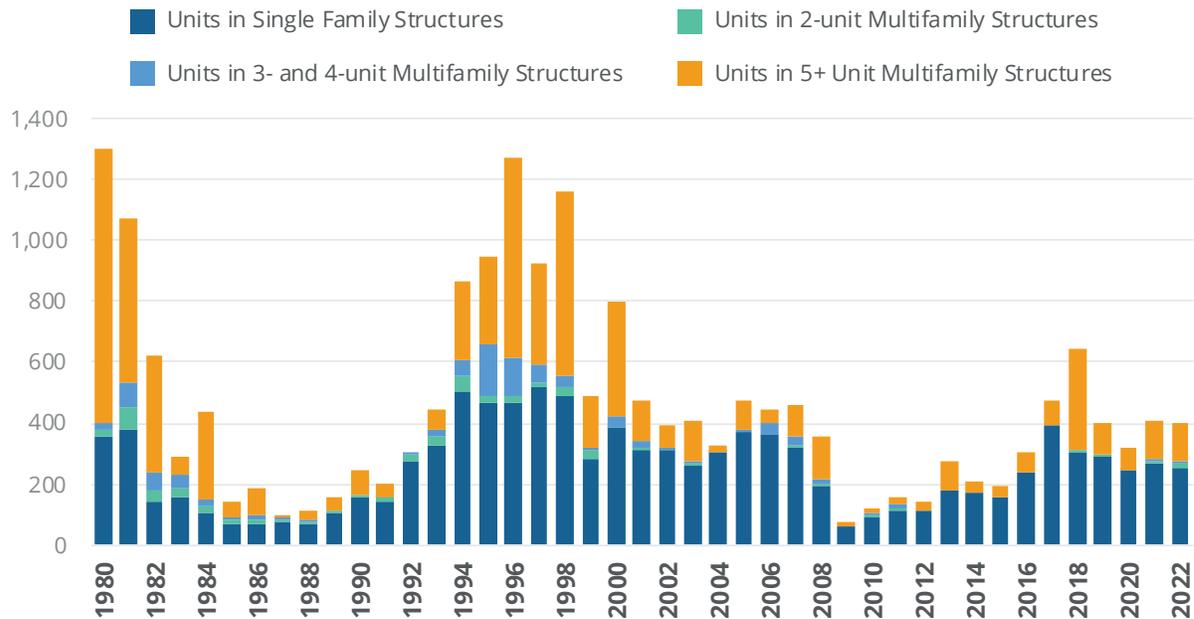
Residential building permits. Residential development activity in Summit County, as indicated by building permit activity, has steadily increased since hitting a low of 78 permits in 2009.

In 2022, 400 building permits were issued. This followed trends of 401 building permits issued in 2019, 313 in 2020, and 407 in 2021. Between 2010 and 2022, an average of 311 permits were issued annually, with the most permits issued in 2018 (643 permits). Permit issuances have steadily increased since 2010.

Residential permitting volume was much higher during the 1990s. Between 1990 and 1999, an average of 684 permits were issued annually, with the largest number of permits—1,270 permit— issued in 1996. Permitting trends in the 1980s, in contrast, were more volatile, reaching a high of 1,296 permits in 1980 and dropping off after 1982.

Fluctuations in permitting are driven by multifamily permit activity, which have been much lower in recent decades than in the past. Permitting of single family detached homes is much more consistent, dropping only during economic downturns.

Figure II-1.
Building Permits by Units in Structure, Summit County, 1980-2022



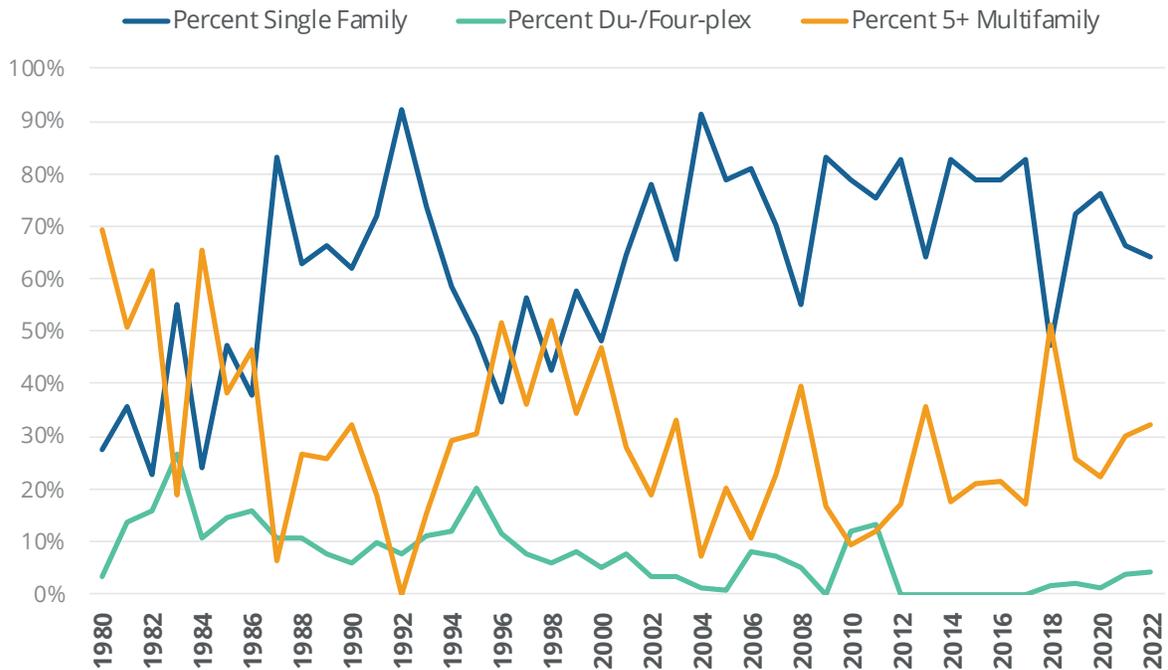
Note: Data for 2022 are preliminary and subject to revision.

Source: U.S. Census Building Permits Survey and Root Policy Research.

Except for in the early 1980s and late 1990s and in 2018, the majority of building permits issued in Summit County are for single family detached homes. The share of permits for single family detached homes has been on a slightly declining trend, as shown in Figure II-2, but is still higher than in the 1990s and 1980s. On average, between 2010 and 2022, 73% percent of permits issued were for single family detached homes, compared to 60% in the 1990s and 46% in the 1980s. In 2022, 64% of permits issued were for single family detached homes.

Permits for duplexes, triplexes, and fourplexes have made up fewer than 10% of permits historically, and less than 5% in recent years. Permits for 5+ unit multifamily complexes have made up between one-fifth and one-third of permits historically.

Figure II-2.
Building Permit Trends, Single Family, Du-/Four-plex, Multifamily, Summit County, 1980 – 2022

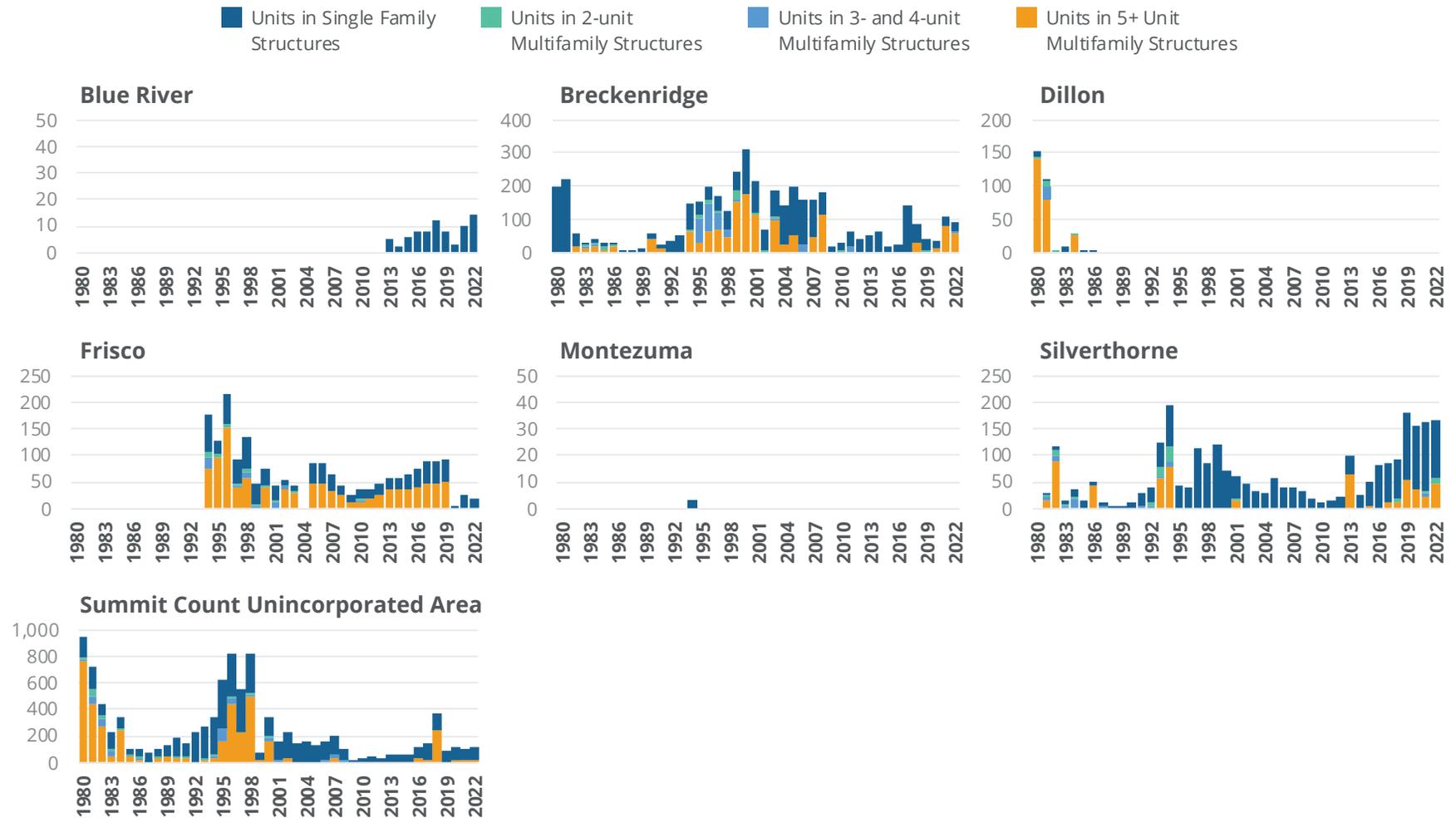


Note: Data for 2022 are preliminary and subject to revision.
 Source: U.S. Census Building Permits Survey and Root Policy Research.

Building permits issued by towns and for the unincorporated area are shown in the following graphics. The Town of Dillon’s³ permits are now included in Summit County’s numbers.

³ The Town of Dillon represents town boundaries; Dillon Valley is captured in the unincorporated county.

Figure II-3.
Building Permits by Units in Structure, Town and Unincorporated County, 1980-2022



Note: Data for 2022 are preliminary and subject to revision.

Source: U.S. Census Building Permits Survey and Root Policy Research.

Housing unit growth compared to population growth. As Figure II-4 shows, the rate of housing unit growth has consistently lagged population and household growth in the county, even during the 1990s when development volume was the highest.

- Between 1990 and 2000, Summit County's permanent population increased by 83%; households grew by 92%; and housing units grew by 61%. At the start of the decade, Summit County had 3.2x the number of housing units than households. By 2000, this ratio had dropped to 2.7x, because housing development failed to keep up with both household and second home demand.
- Growth patterns shifted in the 2000s, partially related to the Great Recession. The population and household growth rates were still strong but much lower than the rates of the 1990s. Permanent population grew by 19%, households grew by 16%, and housing units grew by 9%.
- Between 2010 and 2021, permanent population growth and housing unit growth continued to slow. The permanent population grew by 11% and housing units grew by 6%.
- The 1990s saw large growth in vacant housing units (47% increase in vacant units), reacting to demand from new residents moving into Colorado during the 1990s. Since then, vacant unit growth has been between 4% to 5% per decade. By 2021, Summit County had nearly 19,000 vacant units.
- Between 2019 and 2021, the county's permanent resident population declined by 220 (a 1 percentage point decrease). Housing units increased by 616, and vacant housing units increased by 732. Population loss coupled with an increase in vacant units is indicative of units converting into seasonal and vacation use and displacing permanent residents. Indeed, 26% of respondents to a survey conducted for this study report being displaced in the past 5 years, with the primary reasons being "owner sold the unit," followed by "rent increased," and "owner turned the unit into a short-term rental."

Figure II-4.

Population and Household Growth v. Housing Unit and Vacant Unit Growth, Summit County, 1990-2000, 2000-2010, 2010-2021, and 2019-2021

						1990-2000		2000-2010		2010-2021		2019-2021	
	1990	2000	2010	2019	2021	# Change	% Change						
Population	12,881	23,548	27,994	31,190	30,970	10,667	83%	4,446	19%	15,113	11%	-220	-1%
Households	5,295	10,169	11,787	13,000	12,884	4,874	92%	1,618	16%	6,492	9%	-116	-1%
Housing Units	17,097	27,457	29,861	31,123	31,739	10,360	61%	2,404	9%	1,878	6%	616	2%
Units/Households Ratio	3.2	2.7	2.5	2.4	2.5								
Vacant Housing Units	11,796	17,288	18,074	18,123	18,855	5,492	47%	786	5%	6,278	4%	732	4%

Source: Summit County, and DOLA.

In contrast to Summit County, in Colorado overall, housing unit and household growth appears to be growing more balanced as residential development has bounced back after the Great Recession. The Colorado State Demographer reports that housing units increased by 42,000 in 2021 and approximately 50,000 in 2022, while household growth slowed.

Housing Characteristics

This section provides an overview of housing type and unit characteristics, including housing type and condition and the location of housing occupied by permanent residents and workers.

Unit type. The State Demographer estimates that there were 31,739 housing units in Summit County as of 2021. County assessor data report slightly fewer, 30,320 residential records.

The composition of the towns' and county's housing stock has changed since 1990, with a shift in attached homes and large multifamily complexes. Specifically,

- Single family detached homes have become a smaller share of the overall housing stock in all communities except for Silverthorne. In terms of numbers of units, however, more single family detached homes have been built than any other housing type. The county added more than 9,000 single family detached homes between 1990 and 2021. As of 2021, single family detached homes made up 36% of the county's housing stock.
- Growth was also strong for large (20+ unit) multifamily complexes (7,000+ new units between 1990 and 2021). As of 2021, units in large multifamily complexes made up 28% of the county's housing stock. Units in small multifamily complexes made up 17%.
- The weakest growth has been for duplexes, triplexes, and fourplexes: 1,595 units were added between 1990 and 2021. These units make up 6% of the county's overall housing stock. Attached homes—townhomes, rowhomes—make up 13%.
- By town,
 - Breckenridge has seen the largest shift away from single family detached homes toward attached homes and large multifamily complexes.
 - The Town of Dillon's share of single family detached and large multifamily complexes has decreased, while the share of attached homes rose significantly.
 - Frisco's share of single family homes decreased and large multifamily units increased.
 - Silverthorne lost mobile home housing, which represented 14% of units in 1990 and is now at less than 1% and increased its shares of both single family detached and attached homes significantly.

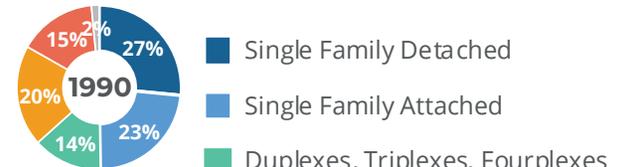
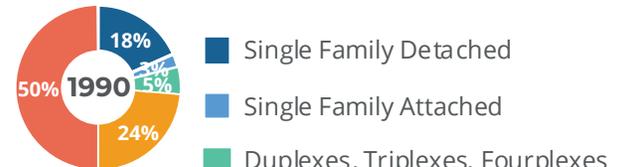
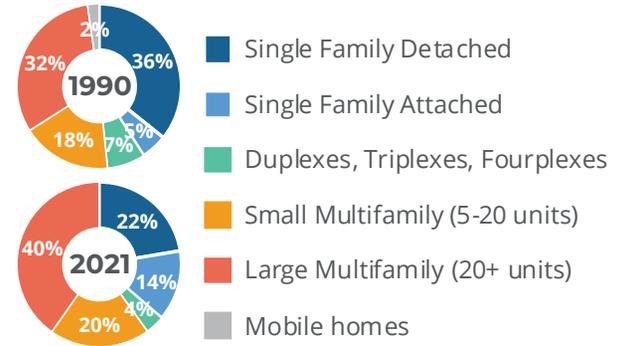
It should be noted that these data may slightly underestimate "large multifamily" developments if they are comprised of multiple buildings with each containing fewer than 20 units per building.

Figure II-5. Housing Unit Type and Change, 1990, 2000, 2010, and 2021

Breckenridge	1990	2000	2010	2021	# Change 1990-2021
Single Family Detached	337	1,224	1,992	1,662	1,325
Single Family Attached	49	334	150	1,036	987
Duplexes, Triplexes, Fourplexes	70	426	671	280	210
Small Multifamily (5-20 units)	166	1,207	1,446	1,467	1,301
Large Multifamily (20+ units)	299	1,866	2,664	2,993	2,694
Mobile homes	21	171	70	0	-21
Total	942	5,228	6,993	7,438	

Dillon	1990	2000	2010	2021	# Change 1990-2021
Single Family Detached	49	362	286	168	119
Single Family Attached	7	83	177	226	219
Duplexes, Triplexes, Fourplexes	14	50	98	92	78
Small Multifamily (5-20 units)	64	343	343	318	254
Large Multifamily (20+ units)	134	454	755	450	316
Mobile homes	0	7	4	0	0
Total	269	1,298	1,663	1,254	

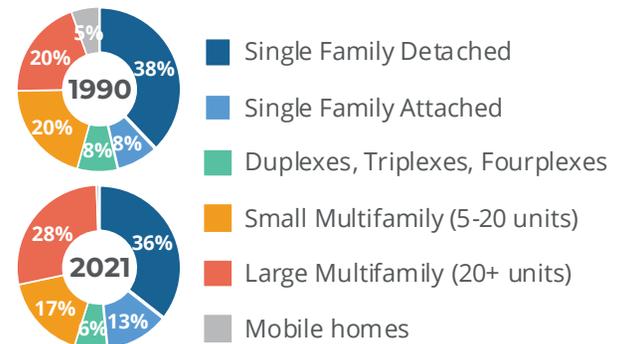
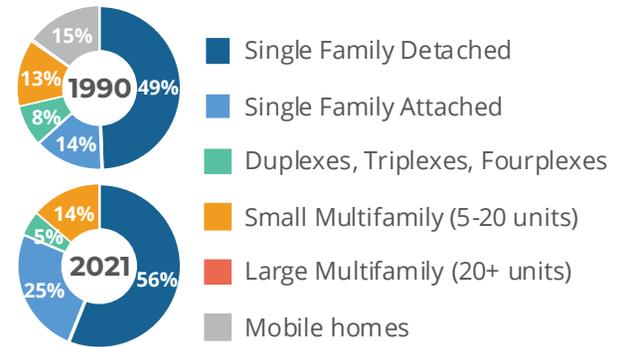
Frisco	1990	2000	2010	2021	# Change 1990-2021
Single Family Detached	177	625	775	778	601
Single Family Attached	155	632	550	726	571
Duplexes, Triplexes, Fourplexes	91	443	529	485	394
Small Multifamily (5-20 units)	133	622	845	777	644
Large Multifamily (20+ units)	102	468	390	771	669
Mobile homes	10	11	0	0	-10
Total	669	2,803	3,089	3,537	



Silverthorne	1990	2000	2010	2021	# Change 1990-2021
Single Family Detached	342	923	1,200	1,448	1,106
Single Family Attached	96	341	446	652	556
Duplexes, Triplexes, Fourplexes	56	141	182	125	69
Small Multifamily (5-20 units)	91	246	246	357	266
Large Multifamily (20+ units)	3	22	63	0	-3
Mobile homes	104	45	37	0	-104
Total	692	1,717	2,174	2,582	

Summit County	1990	2000	2010	2021	# Change 1990-2021
Single Family Detached	1,974	6,930	9,252	11,091	9,117
Single Family Attached	443	2,440	2,518	4,007	3,564
Duplexes, Triplexes, Fourplexes	414	1,877	2,914	2,009	1,595
Small Multifamily (5-20 units)	1,064	5,265	5,538	5,230	4,166
Large Multifamily (20+ units)	1,031	7,092	8,801	8,671	7,640
Mobile homes	286	567	556	162	-124
Total	5,213	24,171	29,579	31,170	

Source: 1990, 2000, 2010 Decennial Census and 2017-2021 ACS.



Infrastructure, size, parking. County assessor data provide details on housing unit condition including connection to public water and sewer systems v. septic, type of utilities used, year built, size, and availability of garage or on-site parking. Those variables were analyzed to identify differences in housing condition by jurisdiction and basin.

Public water and sewer v. septic. Figure II-6 shows, by unit type, the share of units that are connected to a public sewer system, use septic, or use other types of disposal systems; Figure II-7 shows water connections.

The vast majority of housing in the county is connected to public systems. Septic and well water use are most common in the unincorporated areas of the county, yet these areas have the most land for residential build-out. As such, meeting housing demand will be dependent on adequate funding for public infrastructure expansion the unincorporated area.

**Figure II-6.
Sewer System,
Town and
Balance of
County, and
Basin, 2023**

Source:
Summit County Assessor.

	Public Sewer System	Septic	Unknown or Other
Single Family Detached			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	56%	43%	1%
Lower Blue	65%	34%	1%
Snake River	93%	7%	0%
Upper Blue	67%	33%	0%
Ten Mile	90%	10%	0%
Townhome			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	100%	0%	0%
Lower Blue	100%	0%	0%
Snake River	100%	0%	0%
Upper Blue	100%	0%	0%
Ten Mile	100%	0%	0%
Du- to Sixplex			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	97%	3%	0%
Lower Blue	100%	0%	0%
Snake River	100%	0%	0%
Upper Blue	97%	3%	0%
Ten Mile	100%	0%	0%
Small Multifamily			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	40%	0%	60%
Lower Blue	100%	0%	0%
Snake River	45%	0%	55%
Upper Blue	100%	0%	0%
Ten Mile	100%	0%	0%
Large Multifamily			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	100%	0%	0%
Lower Blue	100%	0%	0%
Snake River	100%	0%	0%
Upper Blue	100%	0%	0%
Ten Mile	100%	0%	0%
Manufactured/Mobile			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	N/A	N/A	N/A
Silverthorne	N/A	N/A	N/A
Balance of County	100%	0%	0%
Lower Blue	N/A	N/A	N/A
Snake River	100%	0%	0%
Upper Blue	100%	0%	0%
Ten Mile	100%	0%	0%

**Figure II-7.
Water System,
Town and
Balance of
County, and
Basin, 2023**

Source:
Summit County
Assessor.

	Public System	Private System	Well, Unknown, or Other
Single Family Detached			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	52%	0%	48%
Lower Blue	74%	0%	26%
Snake River	93%	0%	7%
Upper Blue	59%	0%	41%
Ten Mile	75%	0%	25%
Townhome			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	99%	0%	1%
Lower Blue	100%	0%	0%
Snake River	100%	0%	0%
Upper Blue	98%	0%	2%
Ten Mile	100%	0%	0%
Du- to Sixplex			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	100%	0%	0%
Lower Blue	100%	0%	0%
Snake River	100%	0%	0%
Upper Blue	99%	0%	1%
Ten Mile	100%	0%	0%
Small Multifamily			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	40%	0%	60%
Lower Blue	100%	0%	0%
Snake River	45%	0%	55%
Upper Blue	100%	0%	0%
Ten Mile	100%	0%	0%
Large Multifamily			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	100%	0%	0%
Lower Blue	100%	0%	0%
Snake River	100%	0%	0%
Upper Blue	99%	0%	1%
Ten Mile	100%	0%	0%
Manufactured/Mobile			
Breckenridge	100%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	83%	7%	11%
Lower Blue	N/A	N/A	N/A
Snake River	99%	0%	1%
Upper Blue	60%	16%	24%
Ten Mile	0%	0%	100%

Utilities. Electric systems combined with natural gas are used in nearly all housing units in the towns and the majority of units in the county and basins. Solar is not used and only gas or propane is utilized for manufactured or mobile homes in the unincorporated county.

**Figure II-8.
Utilities
Connections,
Town and Balance
of County, and
Basin, 2023**

Source:
Summit County Assessor.

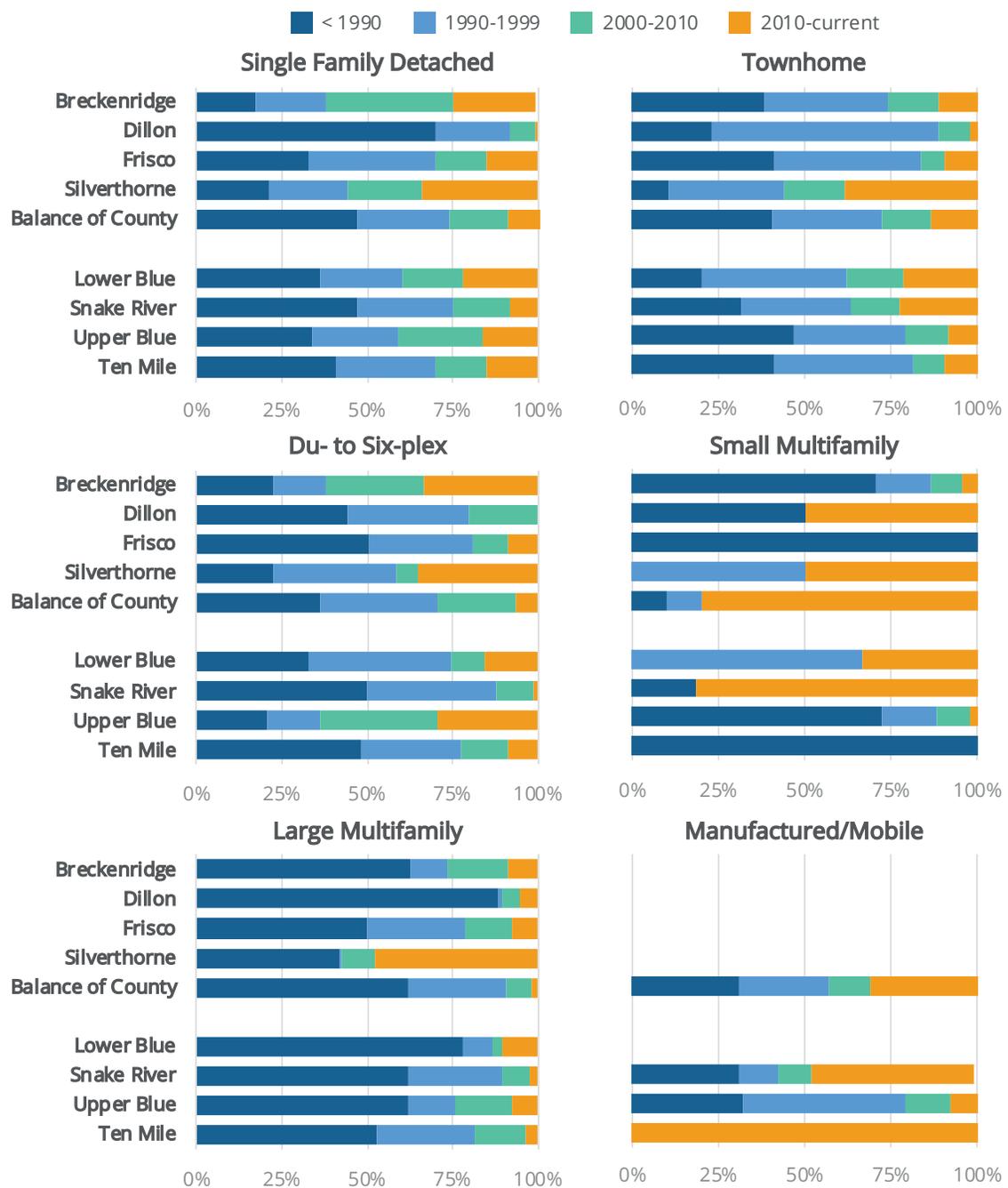
	Electric	Electric Combined	Solar	Gas or Propane
Single Family Detached				
Breckenridge	0%	100%	0%	0%
Dillon	0%	100%	0%	0%
Frisco	0%	100%	0%	0%
Silverthorne	0%	100%	0%	0%
Balance of County	15%	85%	0%	0%
Lower Blue	13%	87%	0%	0%
Snake River	5%	95%	0%	0%
Upper Blue	10%	90%	0%	0%
Ten Mile	1%	99%	0%	0%
Townhome				
Breckenridge	1%	99%	0%	0%
Dillon	0%	100%	0%	0%
Frisco	0%	100%	0%	0%
Silverthorne	0%	100%	0%	0%
Balance of County	1%	99%	0%	0%
Lower Blue	0%	100%	0%	0%
Snake River	0%	100%	0%	0%
Upper Blue	2%	98%	0%	0%
Ten Mile	0%	100%	0%	0%
Du- to Sixplex				
Breckenridge	1%	99%	0%	0%
Dillon	0%	100%	0%	0%
Frisco	0%	100%	0%	0%
Silverthorne	0%	100%	0%	0%
Balance of County	3%	97%	0%	0%
Lower Blue	0%	100%	0%	0%
Snake River	0%	100%	0%	0%
Upper Blue	4%	96%	0%	0%
Ten Mile	0%	100%	0%	0%
Small Multifamily				
Breckenridge	0%	100%	0%	0%
Dillon	0%	100%	0%	0%
Frisco	0%	100%	0%	0%
Silverthorne	0%	100%	0%	0%
Balance of County	0%	100%	0%	0%
Lower Blue	0%	100%	0%	0%
Snake River	0%	100%	0%	0%
Upper Blue	0%	100%	0%	0%
Ten Mile	0%	100%	0%	0%
Large Multifamily				
Breckenridge	0%	100%	0%	0%
Dillon	0%	100%	0%	0%
Frisco	0%	100%	0%	0%
Silverthorne	0%	100%	0%	0%
Balance of County	1%	99%	0%	0%
Lower Blue	0%	100%	0%	0%
Snake River	0%	100%	0%	0%
Upper Blue	1%	99%	0%	0%
Ten Mile	0%	100%	0%	0%
Manufactured/Mobile				
Breckenridge	N/A	N/A	N/A	N/A
Dillon	N/A	N/A	N/A	N/A
Frisco	N/A	N/A	N/A	N/A
Silverthorne	N/A	N/A	N/A	N/A
Balance of County	25%	75%	0%	5%
Lower Blue	N/A	N/A	N/A	N/A
Snake River	1%	99%	0%	0%
Upper Blue	59%	41%	0%	0%
Ten Mile	0%	100%	0%	0%

Year built. Figure II-9 shows the year units were built by type, town, unincorporated county, and planning area.

Single family detached homes and townhomes were mostly built before 1999, with exceptions in Breckenridge—where more than half of single family detached homes were built after 2000—and Silverthorne—where the slight majority of townhomes were built after 2000.

Small multifamily units are a very small share of all housing stock and most are newer. Units in large multifamily complexes, in contrast, represent some of the oldest housing units in the county, with the exception of Silverthorne, where half of multifamily units were built after 2010.

Figure II-9.
Year Built, Town and Balance of County, and Basin, 2023



Source: Source: Summit County Assessor.

Unit size and parking. Figure II-10 shows the median and average square feet of units by type based on county assessor data.

For single family detached units, units in Breckenridge are the largest, with a median of 2,339 square feet and average of 2,515 square feet. In other areas of the county, the median is around 1,800 square feet and the average, closer to 2,000 square feet. Breckenridge single family detached homes are about 500 square feet larger than homes in other parts of the county.

Townhomes are about 500-700 square feet smaller than single family detached homes. “Plexes” and townhomes are similarly sized, with duplexes being slightly larger (~100 square feet).

Units located in large multifamily complexes are the largest in the Town of Dillon, with a median size of 1,017 square feet and average size of 978 square feet, followed by Frisco. Overall, large multifamily units are about 850 square feet in size.

By number of bedrooms (Figure II-11), single family detached homes and plexes have the most bedrooms. Most single family homes have 4 or more bedrooms and most plexes have three bedrooms. Townhomes typically have 2 to 3 bedrooms, and large multifamily units, one to two bedrooms. Manufactured or mobile homes typically have two to three bedrooms.

Finally, Figure II-12 shows the presence of garages, carports, or surface parking spaces. Garages are available for nearly all single family detached homes, plexes, and most townhomes.

In large multifamily complexes, Breckenridge and the Town of Dillon most commonly have surface parking. Garages are least common for multifamily units located in the Town of Dillon, where carports are more common. Frisco has the highest share of large multifamily units with garage parking at 55% of all units.

**Figure II-10.
Square Footage, Town
and Balance of
County, and Basin,
2023**

Source:
Summit County Assessor.

	Median SqFt	Average SqFt
Single Family Detached		
Breckenridge	2,339	2,515
Dillon	1,764	1,910
Frisco	1,756	1,937
Silverthorne	1,812	2,012
Balance of County	1,819	2,005
Lower Blue	1,800	1,954
Snake River	1,809	1,983
Upper Blue	2,004	2,211
Ten Mile	1,896	2,068
Townhome		
Breckenridge	1,276	1,304
Dillon	1,155	1,159
Frisco	1,248	1,283
Silverthorne	1,404	1,537
Balance of County	1,248	1,262
Lower Blue	1,310	1,371
Snake River	1,276	1,299
Upper Blue	1,231	1,259
Ten Mile	1,272	1,317
Du- to Sixplex		
Breckenridge	1,353	1,534
Dillon	2,020	2,080
Frisco	1,394	1,484
Silverthorne	1,427	1,491
Balance of County	1,465	1,560
Lower Blue	1,427	1,473
Snake River	1,428	1,545
Upper Blue	1,457	1,622
Ten Mile	1,416	1,516
Small Multifamily		
Breckenridge	N/A	N/A
Dillon	N/A	N/A
Frisco	N/A	N/A
Silverthorne	N/A	N/A
Balance of County	N/A	N/A
Lower Blue	N/A	N/A
Snake River	N/A	N/A
Upper Blue	N/A	N/A
Ten Mile	N/A	N/A
Large Multifamily		
Breckenridge	833	849
Dillon	1,017	978
Frisco	960	980
Silverthorne	787	853
Balance of County	835	870
Lower Blue	860	844
Snake River	854	906
Upper Blue	835	847
Ten Mile	889	924
Manufactured/Mobile		
Breckenridge	N/A	N/A
Dillon	N/A	N/A
Frisco	N/A	N/A
Silverthorne	N/A	N/A
Balance of County	N/A	N/A
Lower Blue	N/A	N/A
Snake River	N/A	N/A
Upper Blue	N/A	N/A
Ten Mile	N/A	N/A

**Figure II-11.
Number of
Bedrooms, Town
and Balance of
County, and Basin,
2023**

Source:
Summit County Assessor.

	Studio/1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Single Family Detached				
Breckenridge	1%	3%	24%	73%
Dillon	0%	5%	32%	63%
Frisco	2%	7%	43%	49%
Silverthorne	0%	4%	33%	63%
Balance of County	2%	9%	35%	54%
Lower Blue	3%	10%	33%	54%
Snake River	1%	4%	31%	64%
Upper Blue	1%	7%	33%	60%
Ten Mile	3%	7%	39%	52%
Townhome				
Breckenridge	2%	32%	46%	21%
Dillon	2%	46%	47%	5%
Frisco	0%	31%	52%	17%
Silverthorne	0%	26%	60%	14%
Balance of County	1%	27%	49%	22%
Lower Blue	0%	29%	55%	16%
Snake River	2%	29%	51%	19%
Upper Blue	2%	30%	45%	23%
Ten Mile	0%	29%	52%	19%
Du- to Sixplex				
Breckenridge	0%	11%	53%	35%
Dillon	0%	2%	36%	62%
Frisco	0%	12%	63%	25%
Silverthorne	0%	9%	63%	28%
Balance of County	0%	7%	52%	42%
Lower Blue	0%	8%	57%	35%
Snake River	0%	9%	51%	40%
Upper Blue	0%	9%	51%	39%
Ten Mile	0%	12%	61%	28%
Small Multifamily				
Breckenridge	N/A	N/A	N/A	N/A
Dillon	N/A	N/A	N/A	N/A
Frisco	N/A	N/A	N/A	N/A
Silverthorne	N/A	N/A	N/A	N/A
Balance of County	N/A	N/A	N/A	N/A
Lower Blue	N/A	N/A	N/A	N/A
Snake River	N/A	N/A	N/A	N/A
Upper Blue	N/A	N/A	N/A	N/A
Ten Mile	N/A	N/A	N/A	N/A
Large Multifamily				
Breckenridge	45%	42%	11%	3%
Dillon	25%	56%	17%	1%
Frisco	21%	58%	19%	2%
Silverthorne	35%	59%	6%	1%
Balance of County	34%	47%	16%	3%
Lower Blue	20%	59%	19%	3%
Snake River	37%	45%	15%	3%
Upper Blue	44%	42%	12%	2%
Ten Mile	29%	53%	15%	3%
Manufactured/Mobile				
Breckenridge	N/A	N/A	N/A	N/A
Dillon	N/A	N/A	N/A	N/A
Frisco	N/A	N/A	N/A	N/A
Silverthorne	N/A	N/A	N/A	N/A
Balance of County	4%	40%	53%	3%
Lower Blue	N/A	N/A	N/A	N/A
Snake River	0%	12%	83%	5%
Upper Blue	10%	77%	12%	1%
Ten Mile	0%	0%	0%	100%

**Figure II-12.
Parking, Town and
Balance of County,
and Basin, 2023**

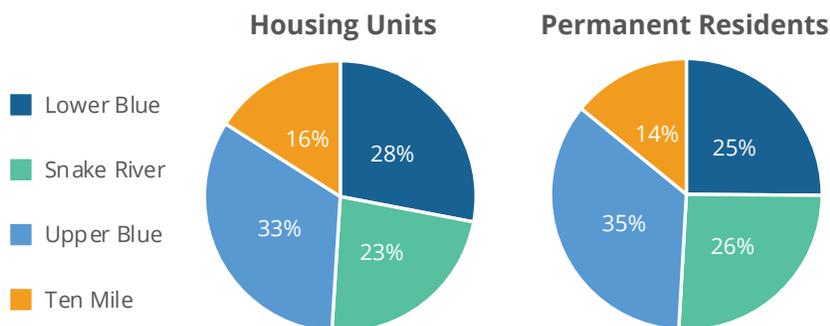
Source:
Summit County Assessor.

	Garage	Carport	Parking Space
Single Family Detached			
Breckenridge	99%	0%	0%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	100%	0%	0%
Balance of County	100%	0%	0%
Lower Blue	100%	0%	0%
Snake River	100%	0%	0%
Upper Blue	99%	0%	0%
Ten Mile	100%	0%	0%
Townhome			
Breckenridge	81%	2%	17%
Dillon	81%	0%	19%
Frisco	94%	2%	4%
Silverthorne	94%	1%	5%
Balance of County	80%	1%	19%
Lower Blue	85%	0%	14%
Snake River	82%	0%	18%
Upper Blue	79%	3%	18%
Ten Mile	95%	2%	3%
Du- to Sixplex			
Breckenridge	96%	0%	4%
Dillon	100%	0%	0%
Frisco	100%	0%	0%
Silverthorne	99%	0%	1%
Balance of County	99%	0%	0%
Lower Blue	99%	0%	0%
Snake River	100%	0%	0%
Upper Blue	97%	0%	3%
Ten Mile	100%	0%	0%
Small Multifamily			
Breckenridge	N/A	N/A	N/A
Dillon	N/A	N/A	N/A
Frisco	N/A	N/A	N/A
Silverthorne	N/A	N/A	N/A
Balance of County	N/A	N/A	N/A
Lower Blue	N/A	N/A	N/A
Snake River	N/A	N/A	N/A
Upper Blue	N/A	N/A	N/A
Ten Mile	N/A	N/A	N/A
Large Multifamily			
Breckenridge	13%	11%	76%
Dillon	6%	24%	70%
Frisco	55%	5%	40%
Silverthorne	33%	16%	51%
Balance of County	11%	7%	82%
Lower Blue	11%	17%	72%
Snake River	7%	7%	85%
Upper Blue	19%	9%	72%
Ten Mile	52%	6%	42%
Manufactured/Mobile			
Breckenridge	N/A	N/A	N/A
Dillon	N/A	N/A	N/A
Frisco	N/A	N/A	N/A
Silverthorne	N/A	N/A	N/A
Balance of County	20%	80%	0%
Lower Blue	N/A	N/A	N/A
Snake River	N/A	N/A	N/A
Upper Blue	20%	80%	0%
Ten Mile	100%	0%	0%

Location. By basin, American Community Survey (ACS) data estimate that, as of 2021, 28% of housing units were located in the Lower Blue; 23% in the Snake River; 16% in Ten Mile; and 33% in the Upper Blue. This is a similar distribution to permanent residents.

Geocoding of assessor’s data puts a higher share of units in the Upper Blue (39% v. 33%) and a lower share in the Lower Blue (20% v. 28%).

Figure II-13.
Location of Housing Units and Permanent Residents, Basin, 2021



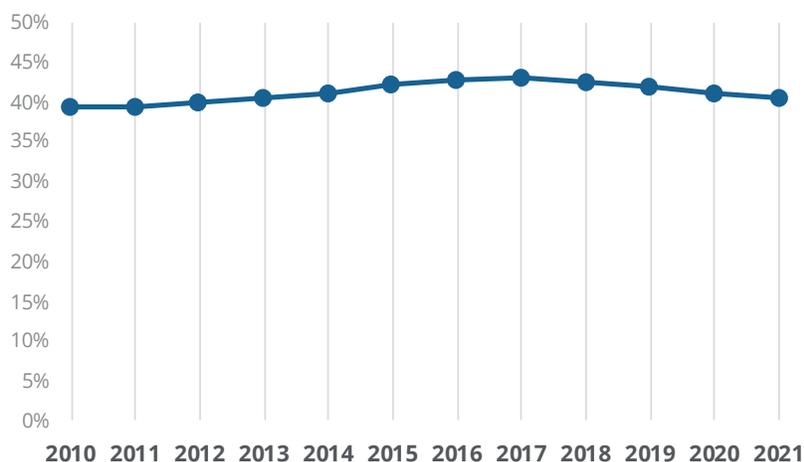
Source:
2021 5-year ACS.

Housing Occupancy

This section begins with trends in occupancy and unit vacancies; analyzes changes in home purchases by non-residents and non-workers; and concludes with an inventory and analysis of short- and long-term rentals.

Resident occupancy. In 2021, 40.6% of the county’s 31,739 housing units were occupied by permanent residents according to the American Community Survey (ACS). That is up slightly from 39.5% in 2010 and down slightly from 41.8% in 2019.

Figure II-14.
Share of Resident-Occupied Housing Units, Summit County, 2010 - 2021

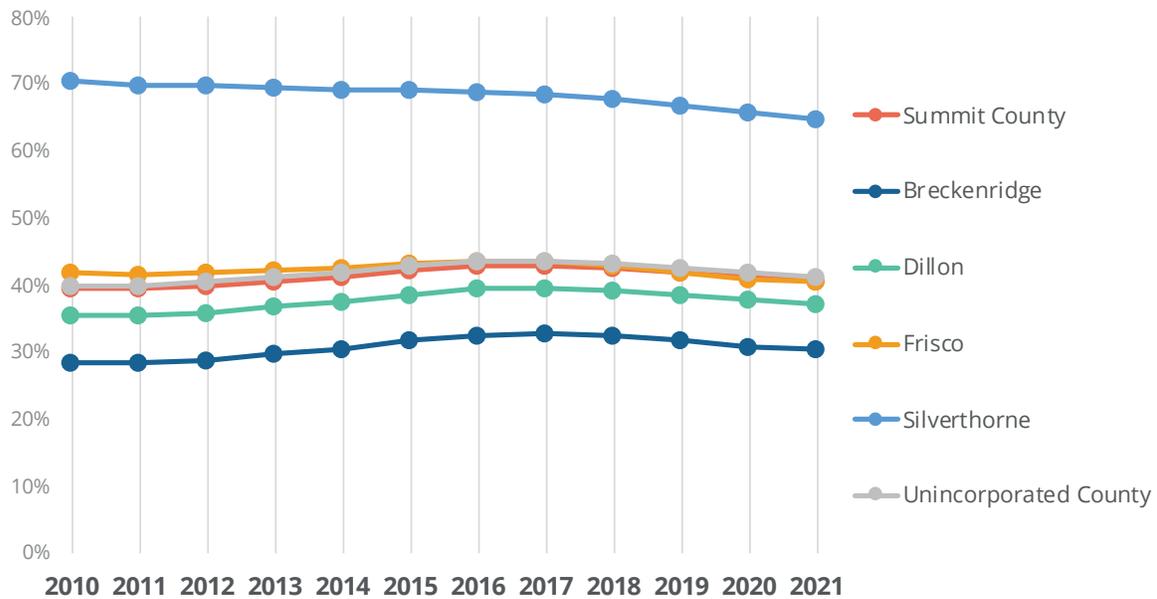


Source:
Colorado State Demographer.

Occupancy differs by town. Silverthorne has historically had the highest resident occupancy rate; this is still the case, even with the decline from a 71% occupancy rate in 2010 to 65% as of 2021. Breckenridge’s has historically been the lowest at 28% in 2010 and 30% in 2021.

Resident occupancy was on an upward trend for all jurisdictions except for Silverthorne until 2017, when it began to decline. This was about the same time that population growth slowed in the county and net in-migration rates dropped off. Resident occupancy rates now reflect 2014 levels.

Figure II-15.
Share of Resident-Occupied Housing Units, Towns, 2010 - 2021



Source: Colorado State Demographer.

The survey conducted to support this study provides additional information on resident occupancy.

- According to the survey, the vast majority of people who live permanently in Summit County both live and work in the county: 76% of respondents are both living and working in Summit County. This is higher for Spanish speakers: 91% both live and work in Summit County.
- People living in Summit County and working remotely represented about 3% of both English and Spanish survey respondents. Out-commuters represented another 1%. Persons who were not employed (retired, not seeking work, unemployed) represented 7% of English and 4% of Spanish respondents.
- Residents and workers most commonly live in condo/apartments in multifamily buildings followed by single family detached homes. Occupancy of unit type varies by community, with Breckenridge and Silverthorne having the highest shares of residents living in single family detached homes (about 40% live in single family detached homes) and the Town of Dillon having the lowest share (19%).

Worker occupancy. The table below shows the share of housing units that have at least one worker occupying the unit according to ACS data.⁴ Silverthorne has the highest share, with about half of the town’s housing units housing at least one worker; this is down from 61% in 2010. The Town of Dillon’s share is the lowest, followed by Breckenridge, with about one-fifth of units housing workers. The change column shows a decline in worker occupancy of housing units since 2010, although the overall change in the county is small. The shift away from workers occupying housing is largest in Silverthorne and Breckenridge, offset by increases in worker occupancy in Frisco and the Town of Dillon.

Figure II-16.
Share of Housing Units Occupied by Workers, Towns and Unincorporated County, 2010 and 2021

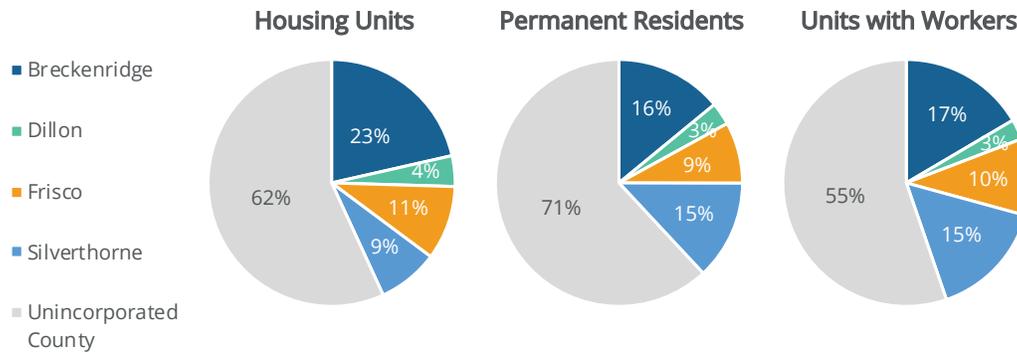
	2010	2021	Change
Town/County			
Breckenridge	25%	21%	-5%
Dillon	17%	18%	1%
Frisco	26%	28%	2%
Silverthorne	61%	52%	-9%
Unincorporated County	29%	26%	-3%
Summit County	30%	29%	-1%

Source:
 2010 and 2021 5-year ACS and 2010 Decennial Census.

Distribution of units relative to residents and workers. The pie charts below show how well each town is sharing in providing housing to permanent residents and county workforce based on ACS data. By town, Breckenridge has a much higher share of housing units than residents or workers due to the town’s relatively large share of units in seasonal and vacation use. The Town of Dillon and Frisco are more closely matched between housing units, residents, and workers. Silverthorne has a higher share of both residents and workers than housing units, demonstrating the town’s value in providing housing for residents and workers in the county. The unincorporated county provides a large share of housing to retirees as well as workers.

⁴ These could be remote or local workers; place of work is not specified in the data.

Figure II-17.
Location of Housing Units, Permanent Residents, and Units with Workers,
Town and Unincorporated County, 2021



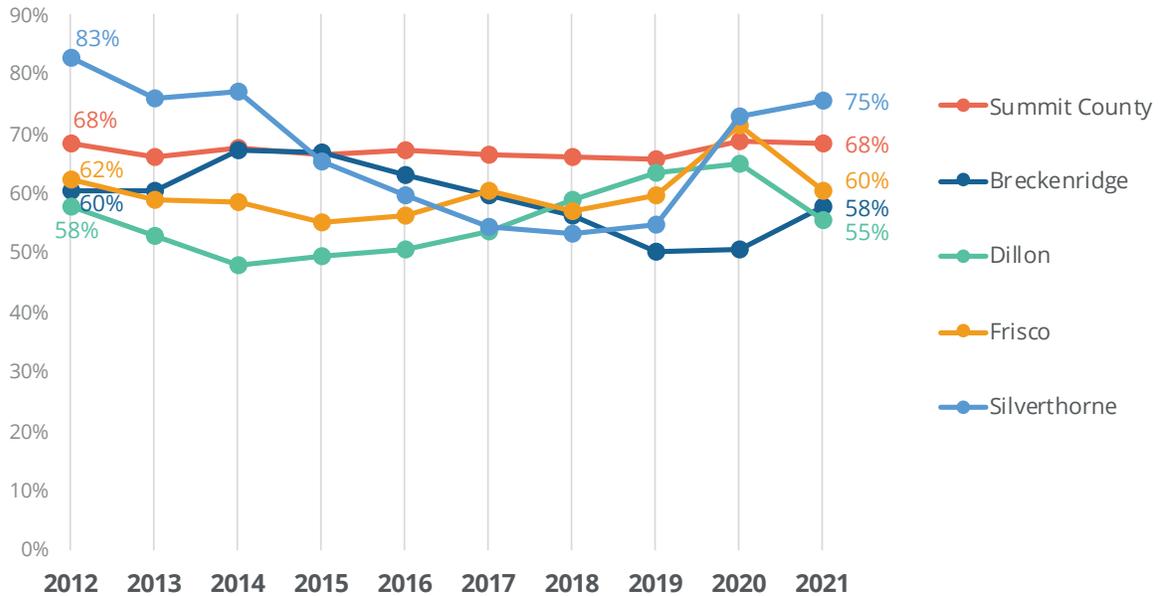
Note: Unincorporated includes the statutory towns of Blue River and Montezuma, as well as Keystone, which had not been incorporated when this study was prepared.

Source: 2021 5-year ACS.

Homeownership. Sixty-eight percent of units in Summit County occupied by permanent residents are owned. The homeownership rate in the county overall has not changed since 2012. However, every town has seen its homeownership rate drop, offset by an increase in the unincorporated county rate. The ownership rate dropped by 3 percentage points in Breckenridge to 58%; 2 percentage points in the Town of Dillon to 55%; 2 percentage points in Frisco to 60%; and 7 percentage points in Silverthorne to 75%.

Silverthorne, in particular, has experienced large fluctuations in the homeownership rate. The town’s homeownership rate dropped from 83% in 2012 to 53% in 2018—likely driven by units sold to investors—after which it increased as deed-restricted homeownership units were sold and occupied.

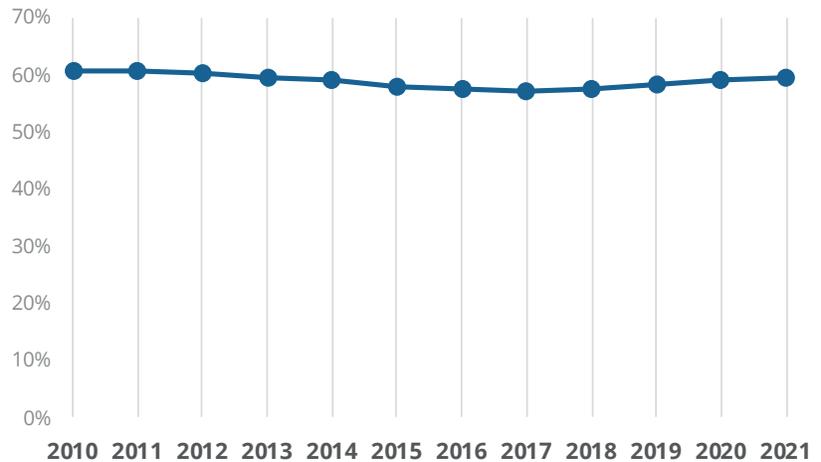
Figure II-18.
Trends in Homeownership Rate, 2012 - 2021



Source: 5-year ACS.

Vacant units. The share of housing units that are regularly vacant in Summit County has changed little since 2010. Sixty-one percent of units were vacant in 2010 compared to 59% in 2021.

Figure II-19.
Share of Housing Units that are Vacant, Summit County, 2010 - 2021

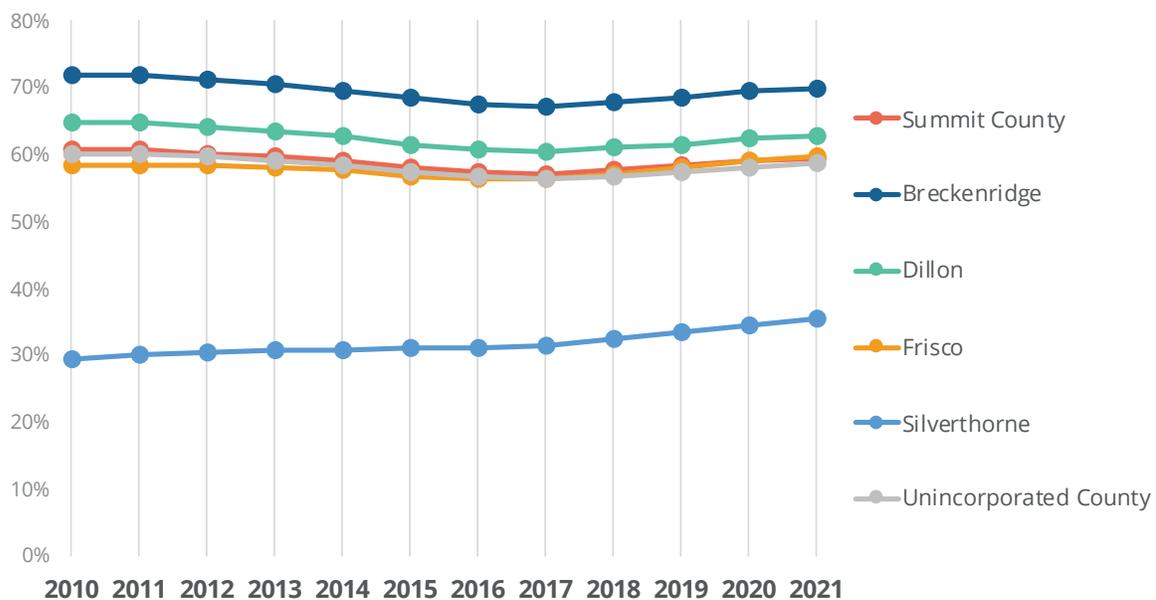


Source:
Colorado State Demographer.

By town, Dillon's and Frisco's shares of units that are regularly vacant mirror trends in the unincorporated county. The Town of Dillon's share has dropped slightly from 2010 (65% to 63%), while Frisco's has risen slightly (58% to 60%). Breckenridge's share of units that are vacant has historically been the highest: 72% of units in Breckenridge were vacant in 2010 compared to 70% in 2021, with a low of 57% in 2016 and 2017.

Silverthorne is an outlier, with a much lower share of units that are regularly vacant (35% in 2021). That share has shifted upward, however, at a slightly steeper slope than in other communities. Silverthorne’s share of units vacant in 2010 was a relatively low 29%.

Figure II-20.
Share of Housing Units that are Vacant, Towns and Unincorporated County, 2010 - 2021



Source: Colorado State Demographer.

The vast majority of vacant units are being held for seasonal and/or vacation use: the 2021 ACS estimates that 89% of all vacant units in the county are for this purpose, up from 82% in 2012. The ACS also reports a decline in the share of vacant units reserved for seasonal and/or vacation use from 2019, when the estimate reached 97%. The decrease between 2019 and 2021 may be due to owners moving into units more permanently that they previously used seasonally after remote work became an option.

A small share of all vacant units are available to rent or buy. The Colorado Division of Housing conducts a bi-annual survey of multifamily rental units in Summit County to determine their vacancy status.⁵ The latest data for Summit County are for third quarter 2019. At that time, the multifamily vacancy rate for Summit County was .6%—less than 1%. The survey found zero rental vacancies for studios, 1-bedroom, and 2-bedroom units, and a 1.8% rate for 3-bedroom units.

⁵ Colorado Multi-Family Vacancy and Rental Survey, https://drive.google.com/file/d/1qY9RQsZw7uMG-viNHTL1CLP_SJJKpOuS/view

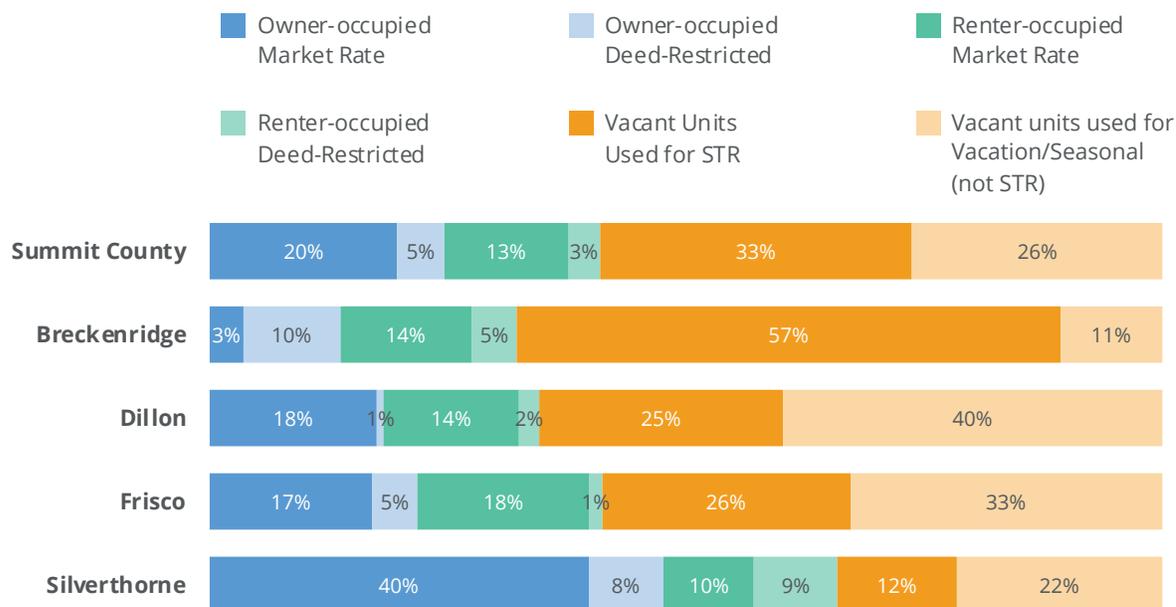
Property manager Corum Real Estate manages 10 multifamily properties with 361 units in Summit County, including motels and hotels that have been converted into rental housing. Units in these complexes have more affordable rents than market rate complexes. Currently, wait lists are the longest for the Huron Landing and Pinewood Village complexes in Breckenridge, where the average wait list per property is 250 households. This compares with between two and five households who vacated their units at these complexes during 2022. Among all properties, about 50 units turnover annually, although some of these units are re-leased by businesses with master lease relationships.

How units are used. The figures below show how the county's and towns' housing unit are used, on average, based on 2021 occupancy, vacancy, and affordable and workforce inventory data. For the county overall, 20% of units are occupied by owners in market rate units; an additional 5% are occupied by owners living in deed-restricted units. Thirteen percent of units are occupied by renters paying market rent; 3% are occupied by renters in affordable rent-restricted units. Units used primary as short-term rentals (STRs) make up 33% of all units in the county, and vacation/seasonal use, another 26%.

The distribution of units by occupancy varies considerably by community:

- Breckenridge has the largest share of units in STR use at 57%; Silverthorne has the lowest at 12%;
- The Town of Dillon has the largest share of units in seasonal use at 40%; Breckenridge has the smallest share at 11%;
- Silverthorne's share of market rate units occupied by owners is 40% and is much higher than any other community, reflecting the town's relative affordability for homebuying. Breckenridge leads on the share of deed-restricted ownership units at 10% of all units.
- The towns are most similar in the share of market rate rented units (between 10% and 18% of all units).
- Overall, dedicated affordable owner-occupied units make up 5% and dedicated affordable rental units make up 3% of the county's housing units.

Figure II-21.
Distribution of Occupancy and Use of All Housing Units, 2021-23



Source: SCHA, Summit County, towns, Colorado State Demographer, Root Policy Research.

Affordable and Workforce Housing Inventory

Countywide, affordable homeownership units comprise approximately 20% of all owner-occupied units. Affordable rentals—including employer-dedicated rentals but not seasonal beds—also comprise approximately 20% of all renter-occupied units. However, affordable units are a much smaller share of *all units*: 5% of the entire county's housing stock is comprised of deed-restricted ownership units and another 3% is comprised of affordable rentals.

These shares vary by community, as shown in the figure below.

Figure I-22.
Share of
Occupied Units
that are
Dedicated
Affordable,
2021-23

Source:
 Root Policy Research.

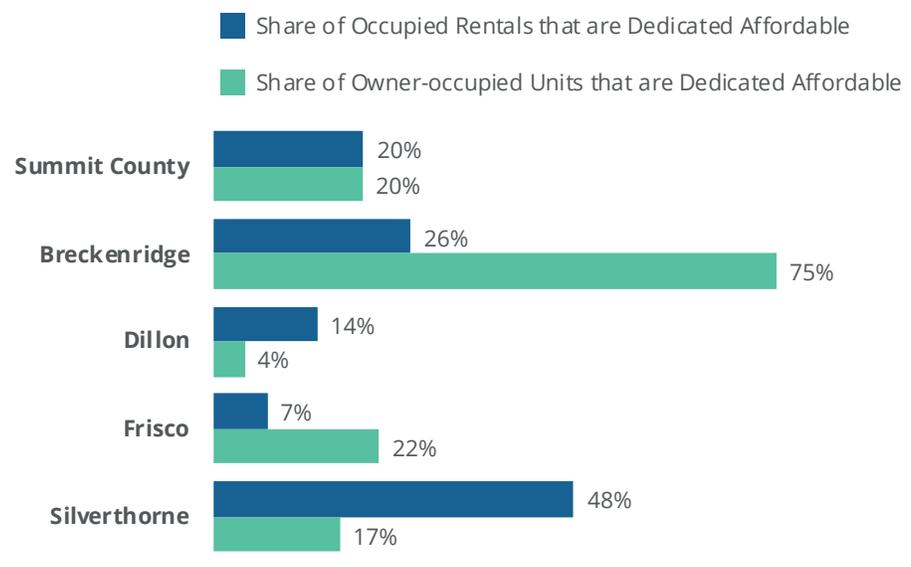


Figure II-23 details deed-restricted and employer-owned properties by town and for the unincorporated county, with eligibility targets, turnover, and the number of households on waitlists as available.

“Deed-restricted” housing refers to housing that is restricted to serve certain population groups; that restriction is typically executed through covenants in the property deed. Restrictions are often based on income level and/or hours of work in Summit County and often place of work. These restrictions vary in how they define and treat retirement, remote work, sub-leases, roommates, and short-term rental.

For the purposes of this section, “employer-provided housing” refers to dormitory-style housing for seasonal employees, deed-restricted rentals owned and operated by employers, as well as master leases of rental units. The county’s ski resorts, Breckenridge Grand Vacations, and towns actively master lease privately-owned units for employees.

This compilation of deed-restricted and employer-provided housing reveals:

- Approximately 1,540 units of owner-occupied deed-restricted units exist in the county, with most targeting the 80% to 120% AMI range. Of these, 640 (40%) are small developments, scattered site, or stand-alone units. There are also 8 market rate workforce (but not price) restricted units in addition to the 73 units in the Housing Helps program.

By location, half of the owner-occupied deed-restricted units are located in Breckenridge. One-quarter are in the unincorporated county. Fifteen percent are in Silverthorne; 10% are in Frisco; and less than 1% are in the Town of Dillon. Most Housing Helps units are located in the unincorporated county.

- There are approximately 1,028 deed-restricted rental units, about two-thirds of the number of deed-restricted ownership units. These include employer-owned rentals but not dormitory-style, employer-owned units. The typical targeting of deed-restricted rentals is 60% to 100% AMI.

By location, 36% are in Breckenridge, 33% are in Silverthorne, 24% are in the unincorporated county, 5% are in Frisco, and 3% are in the Town of Dillon.

- Employers master lease approximately 240 units and own and operate multifamily housing with 1,580 beds. The beds are provided by Vail Resorts and Copper Mountain and are located in Breckenridge and the unincorporated county.

**Figure II-23.
Housing List**

	Ownership Housing			Rental Housing				Employer Owned				
	Deed-restricted	Market Rate Workforce	Eligibility/Targets	Deed-restricted and/or Rent Subsidized	Eligibility/Targets	Turnover (if known)	Wait List (if known)	Employer-owned and Master Leased: Units	Employer-owned and Master Leased: Beds	Eligibility/Targets	Turnover (if known)	Wait List (if known)
Breckenridge												
Alta Verde				80	60% AMI							
Breckenridge Terrace								450		Vail Resorts employee preference		
COTO Flats								18		Town of Breckenridge employees (9), County employees (9)	Averages 10 units/year	
Denison Commons								30		70-80% AMI; CMC students and Town of Breckenridge employees	Averages 12.5 units/year	
Huron Landing				26	60-90% AMI; local workforce; Town/County 2 units							
Moose Landing								32		85% AMI; Breckenridge Grand Vacations master lease		
Pinewood I				74	50-100% AMI	Averages 8 units/year	196 1 bed; 189 2 bed; 58 3 bed					
Pinewood II				45	60% AMI	Averages 5.5 units/year						
Ullr Apartments				27								
Wayside Inn/Loge								38		Town of Breckenridge employees (19), County employees (9), A-Basin employees (10)	Typically zero, 2 units in 2022	

**Figure II-23.
Housing List, Continued**

	Ownership Housing			Rental Housing				Employer Owned				
	Deed-restricted	Market Rate Workforce	Eligibility/Targets	Deed-restricted and/or Rent Subsidized	Eligibility/Targets	Turnover (if known)	Wait List (if known)	Employer-owned and Master Leased: Units	Employer-owned and Master Leased: Beds	Eligibility/Targets	Turnover (if known)	Wait List (if known)
Blue 52 Townhomes	52		80-120% AMI; local workforce									
Farmers Grove	50		Local workforce									
Gibson Heights	40		80% AMI; local workforce									
Kenington Place	37		No short term rental									
Kings Ridge	35											
Lincoln Park (at Wellington)	62		80-150% AMI; local workforce									
Single-unit or Small Clusters	296		Varies									
Valley Brook Townhomes	41		80-120% AMI; local workforce									
Wellington	165		80-120% AMI; local workforce									
Total	778	0		252				118	450			
Dillon												
Mountain Creek Apartments				30								
Sail Lofts	10		90-130% AMI (8 units); local workforce									
Total	10	0		30				0	0			
Frisco												
Alpine Inn								38		<50% AMI County employees		
Mary Ruth								9		Town of Frisco and Copper Mountain employees		
Basecamp	25		100% AMI; local workforce only (18)									

**Figure II-23.
Housing List, Continued**

	Ownership Housing			Rental Housing				Employer Owned				
	Deed-restricted	Market Rate Workforce	Eligibility/ Targets	Deed-restricted and/or Rent Subsidized	Eligibility/ Targets	Turnover (if known)	Wait List (if known)	Employer-owned and Master Leased: Units	Employer-owned and Master Leased: Beds	Eligibility/ Targets	Turnover (if known)	Wait List (if known)
Coyote Village	4		100% AMI; Town of Frisco and Copper Mountain employees									
Peak One	61		80-160% AMI; local workforce									
Peak One		8	80-160% AMI; local workforce (8 local workforce only)									
Single-unit or Small Clusters	65		Various									
Housing Helps		1										
Total	155	9		0				47	0			
Silverthorne												
Archdiocese of Denver Sierra Madre I and II				125	60% AMI							
Blue River Apartments				78	<60% AMI; Affordability will expire in 2025							
Retreat on the Blue	4		100% AMI; local workforce									
Solarado	8		110% AMI; local workforce									
Smith Ranch Apartments				135	60% AMI (65 units); 80-120% AMI (70 units)							
Smith Ranch Homes	214		80-120% AMI									
Housing Helps		9										
Total	226	9		338				0	0			

**Figure I-23.
Housing List, Continued**

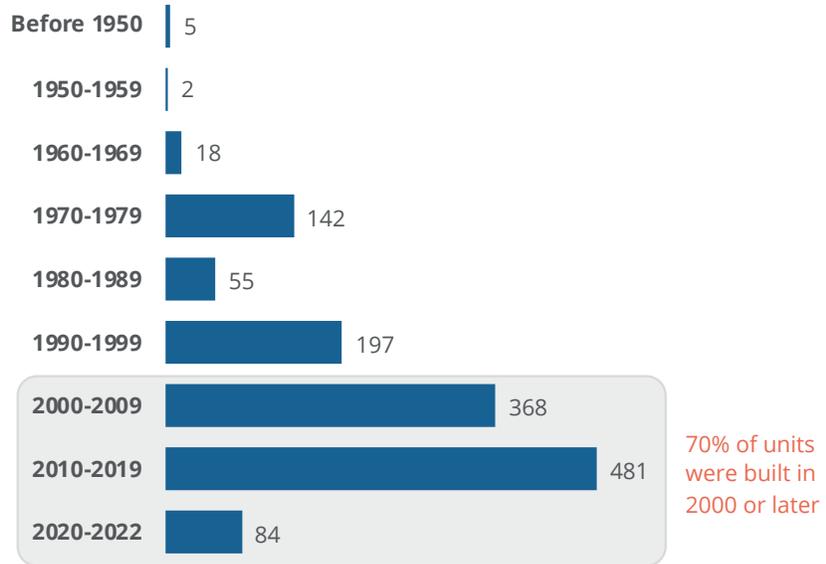
	Ownership Housing			Rental Housing				Employer Owned				
	Deed-restricted	Market Rate Workforce	Eligibility/Targets	Deed-restricted and/or Rent Subsidized	Eligibility/Targets	Turnover (if known)	Wait List (if known)	Employer-owned and Master Leased: Units	Employer-owned and Master Leased: Beds	Eligibility/Targets	Turnover (if known)	Wait List (if known)
Unincorporated County												
Bristlecone Condos				8	Local workforce/ County owned	None						
580 Silverthorne Lane Apartments								52		<80% AMI; County/local workforce	None	77 people
EDGE at Copper									584	Copper employees		
Skye Chutes								22		Copper employees		
Transit Department housing				1					8	County Transit Department		
Village at Wintergreen				40	30-60% AMI and local workforce							
Village at Wintergreen				120	100% AMI and local workforce							
Village at Wintergreen									36	Keystone employees		
CopperPoint	15		80-120% AMI									
Dillon Valley Vistas	12		100% AMI									
West Hills Phase I	25		80-110% AMI									
West Hills Phase II	41		70+110% AMI									
Single-unit or Small Development Clusters	279		Various									
Sunrise Keystone									503			
Housing Helps		63										
Total	372	63		169				74	1,131			
Grand Total	1,541	81		789				239	1,581			

Source: Root Policy Research.

Year built. Development of deed-restricted ownership units accelerated during the 2000s, when 368 units were built, or an average of nearly 37 units per year; this was followed by 481 units built in the 2010s, or 48 per year. Seventy-percent of all existing units were built after 2000.

Figure I-24.
Year Built, Deed-
restricted
Ownership Units,
Summit County,
February 2023

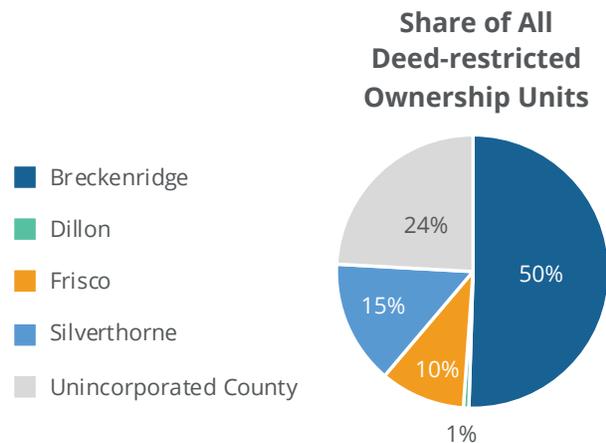
Note:
 Data do not reflect approximately 120 units now monitored by Breckenridge and Smith Ranch units recently completed.
 Source:
 SCHA Property Database, February 2023.



Location of units. Half of the deed-restricted ownership units are located in Breckenridge and one-quarter are located in the unincorporated county, as shown below. Silverthorne and Frisco supply another 25%, and, Town of Dillon, 1%.

Figure II-25.
Location of Deed-restricted
Ownership Units, Towns and
Unincorporated County,
February 2023

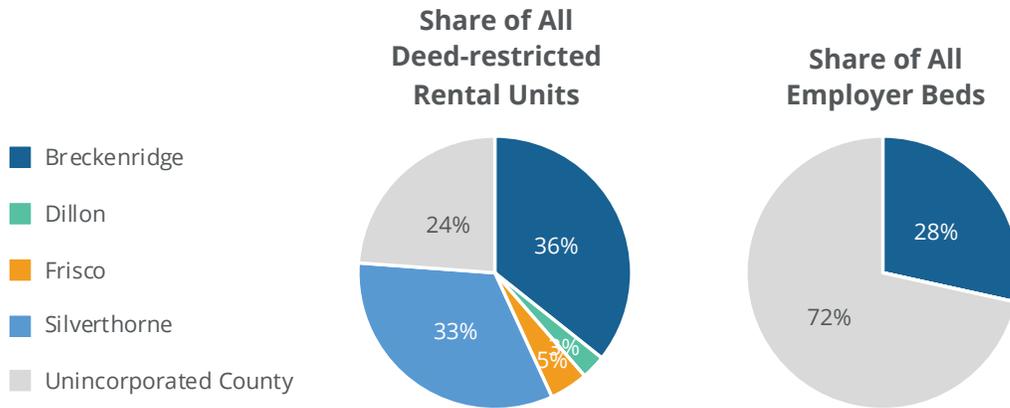
Source:
 SCHA Property Database, February 2023; Town of Breckenridge; Town of Dillon; Town of Frisco; Town of Silverthorne.



For rentals, 36% are located in Breckenridge, followed by 33% in Silverthorne and nearly one-quarter in the unincorporated county. Five percent are located in Frisco and 3% in the Town of Dillon.

Employer beds are concentrated near major ski resorts in Breckenridge and the unincorporated county (Keystone and Copper Mountain).

Figure II-26.
Location of Deed-restricted Rental Units, Leases to Locals, and Seasonal Beds, Towns and Unincorporated County, February 2023



Source: Town of Breckenridge; Town of Frisco; Town of Silverthorne; Summit County.

By basin, 56% of deed-restricted ownership units are located in the Upper Blue basin, with the remainder equally balanced among basins.

Figure II-27.
Location of Deed-restricted Ownership Units, Basin

Source:
 SCHA Property Database, February 2023.

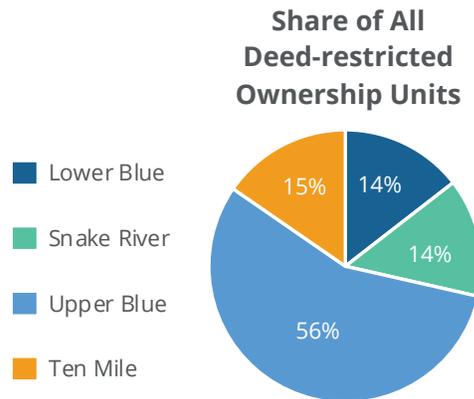
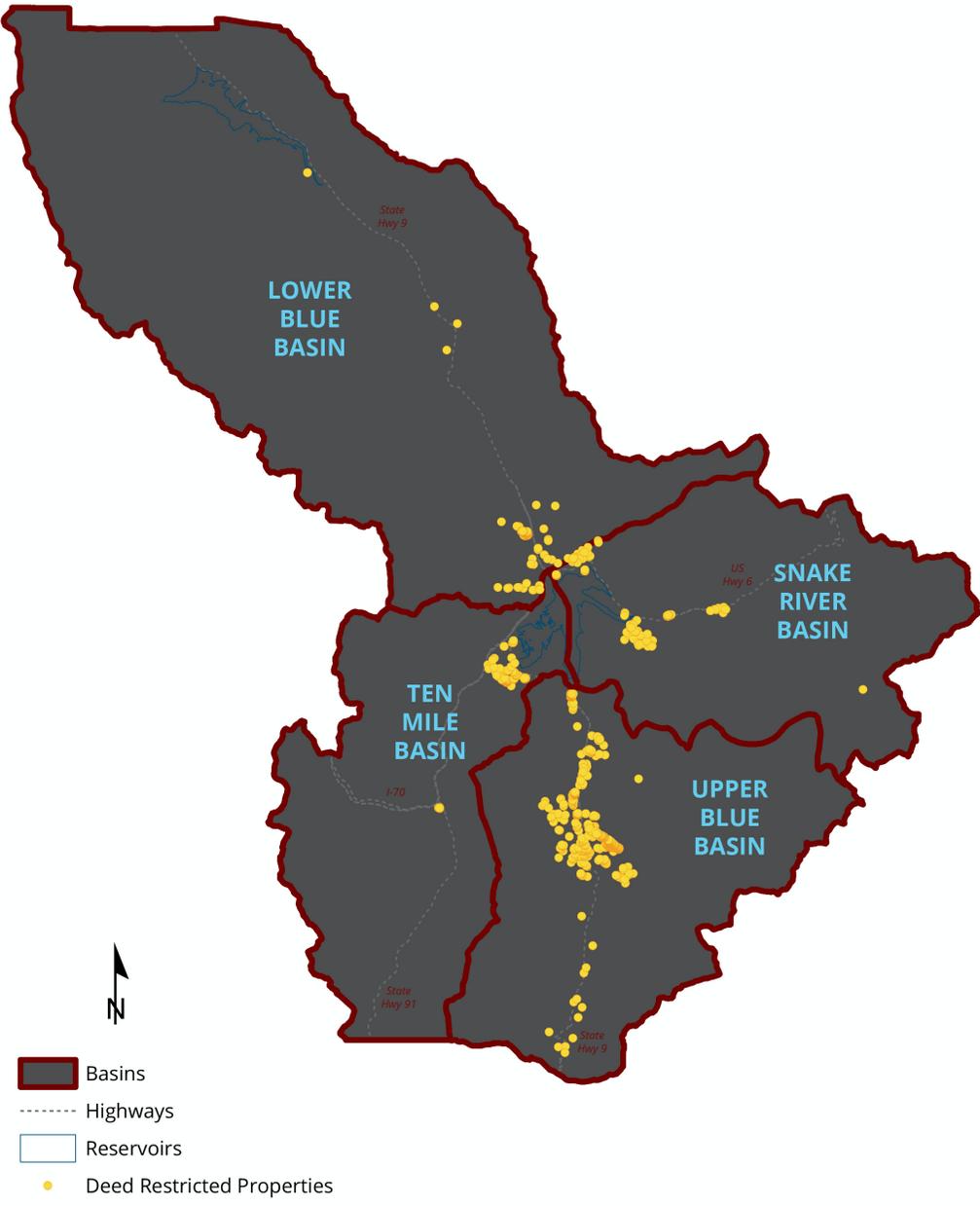


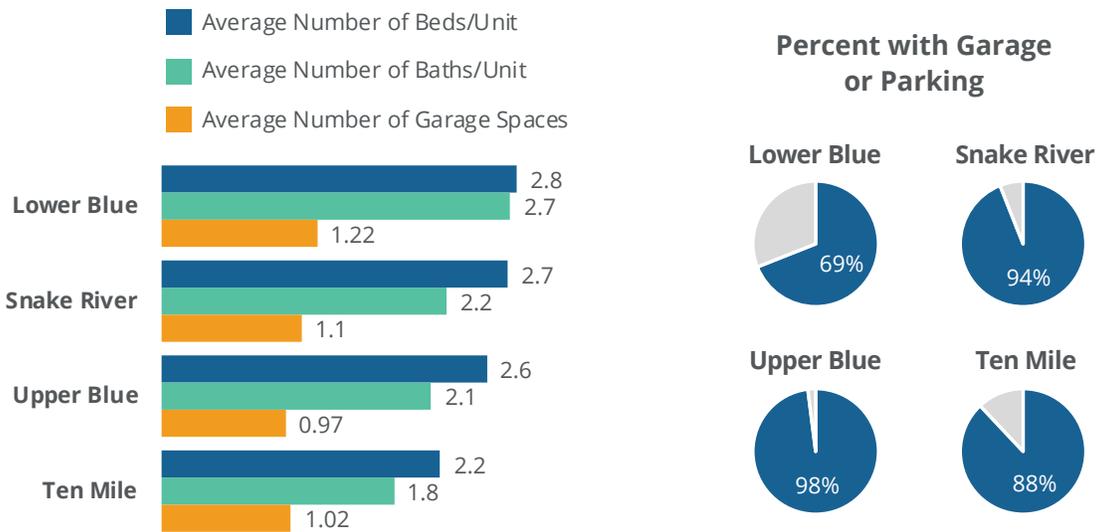
Figure II-28.
Map of Deed-restricted Properties



Source: Root Policy Research.

Unit characteristics. Deed-restricted ownership units average between 2 and 3 bedrooms and bathrooms—about the same size as townhomes and “plexes” throughout the county. The majority of units have garage or parking available, with units in the Lower Blue least likely to offer designated parking, although most do.

Figure II-29.
Characteristics of Deed-restricted Ownership Units, Basin, February 2023



Note: Data do not reflect approximately 120 units now monitored by Breckenridge and Smith Ranch units recently completed.
 Source: SCHA Property Database, February 2023.

Monitoring of deed-restricted units. SCHA and Summit County conduct monitoring of all deed-restricted ownership unit except those in resort areas to ensure that these units are being occupied according to their covenants; this includes Accessory Dwelling Units (ADUs) with covenants.⁶ The occupancy requirements in the unit covenants vary; in general, they are intended to maximize worker occupancy while allowing owners to remain in their units once they retire. A common work requirement is 30 hours per week.

Understanding occupancy of deed-restricted units is important for projecting the number of workers these units will accommodate in the future. A review of 2022 monitoring data found that:

- The vast majority of owner occupants work 30 hours per week or more in Summit County. Of those, 10% are employed in remote jobs—ranging from providing virtual counseling and health care to off-site sales and maintenance jobs. The balance of owners are retired (see below) or their work status was not available.

⁶ The Town of Breckenridge monitors units located with town limits.

- The average number of jobs is 1.15. The types of employers vary considerably, and include ski resorts, local government, education, health care, real estate, and service occupations.
- Twenty (less than 5%) of the units are occupied by owners who are fully retired; four are occupied by owners who are partially retired. Most had retired within the last decade.

Some covenants allow leasing to roommates and tenants.

- About 20% of the units monitored had tenants. Of those, nearly all worked 30 hours per week or more in Summit County. Only a handful of those tenants had remote jobs. These jobs are either combined with other physical jobs in Summit County or require off-site work (as opposed to working remotely from one’s home).
- No retirees report having roommates or tenants.
- The median rent charged to tenants is \$1,700/month; the average is \$2,000.

Non-local, Second home, and Investor Housing

Demand for Summit County properties by non-locals affects how well the market can accommodate permanent residents and workers. Increased wealth among high income households in the U.S., continued interest in lifestyle communities, historically low interest rates in the recent past, and the ability to work remotely collectively raised demand for non-local purchases in many resort areas, including Summit County.

Nationally, as of March 2023, second home purchases were down compared to before the pandemic. A Redfin analysis of mortgage rate locks for second homes and primary homes found a 52% decrease for second homes, compared to 13% for primary homes—due to rising interest rates, low inventory, and inflation.⁷

Home Mortgage Disclosure Act (HMDA) data suggest that demand remains strong in Summit County, as mortgages for second residences have continued to grow.⁸

In 2018, approximately 1,500 mortgage loans were originated for residential purchases in Summit County. This rose to 1,800 by 2021. Of those loans:

- A small share of those loans were for investment properties according to the mortgage data: 12% of loans were for investment properties in 2018, compared to 11% in 2021.

⁷ <https://www.redfin.com/news/demand-down-second-homes-march-2023/>

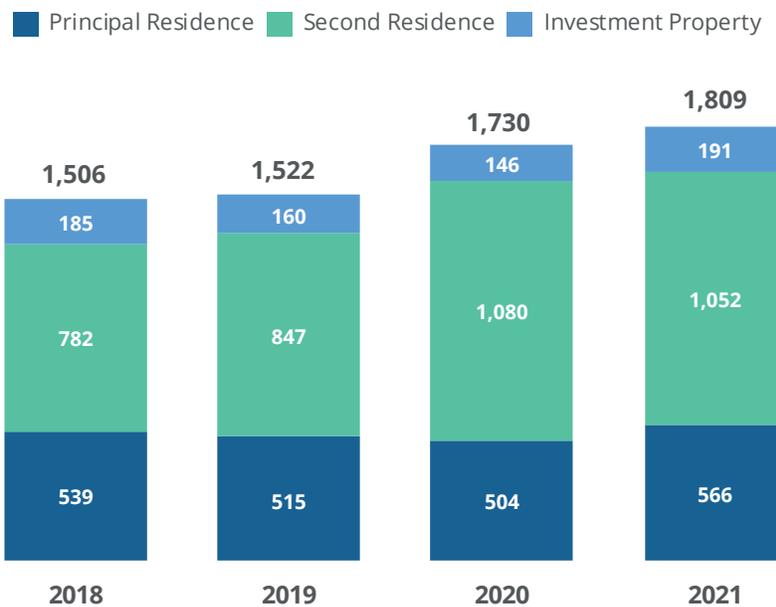
⁸ HMDA data exclude cash purchases.

- The majority of loans were for properties to be used as second residences. In 2018, 782 of 1,506 mortgages were for second home purchases—about 52%. By 2021, 1,052 mortgages were for second home purchases—about 58%.
- 36% of loans were for principal residences in 2018, dropping to 31% in 2021.
- Second home purchases have driven the increase in mortgage loans, rising by 35% between 2018 and 2021. Loans for principal residences and investment properties have increased by 5% and 3%, respectively.

Figure II-30.
Home Purchase
Loan Originations
by Occupancy Type,
2018-2021

Note:
 Includes first lien loan originations only.

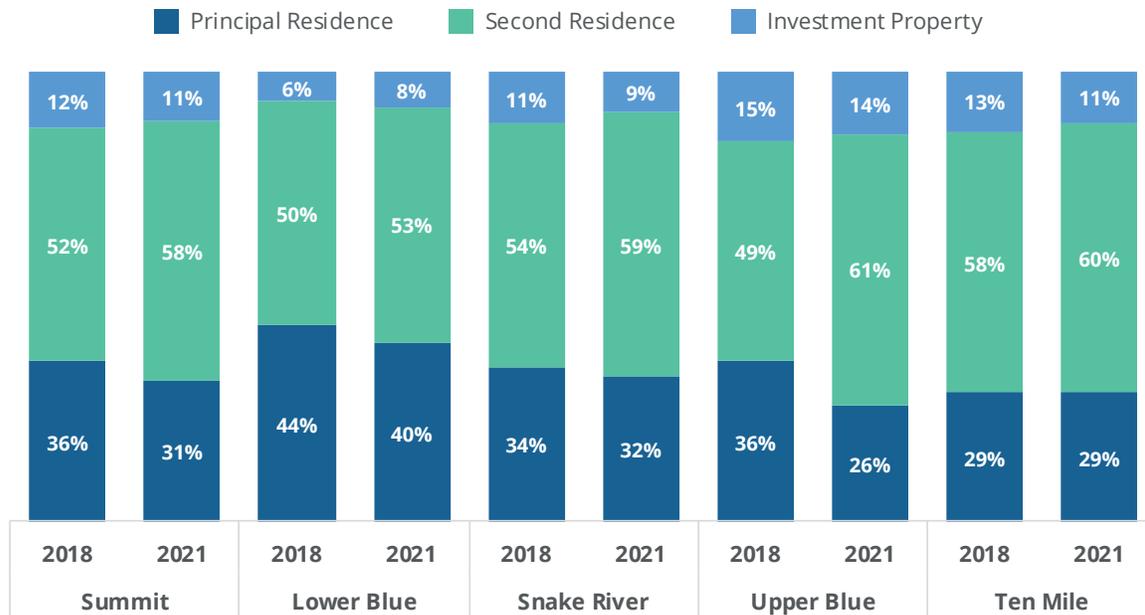
Source:
 HMDA and Root Policy Research.



By basin,

- The Upper Blue had the highest share of second residence mortgage originations at 61%, followed by Ten Mile at 60%.
- The Upper Blue's share of principal residence mortgages was much lower than other basins at 26%, down from 36% in 2018.
- The highest share of principal residence mortgage originations is in the Lower Blue. Lower Blue also had the lowest share of investment property mortgage originations.

Figure II-31.
Distribution of Home Purchase Loan Originations by Occupancy Type and Basin, 2018 and 2021



Note: Includes first lien loan originations only.

Source: HMDA and Root Policy Research.

The number of home purchase loan originations by occupancy type and basin for all years are shown in Figure II-32.

Figure II-32.
Home Purchase Loans by Occupancy Type and Basin, 2018-2021

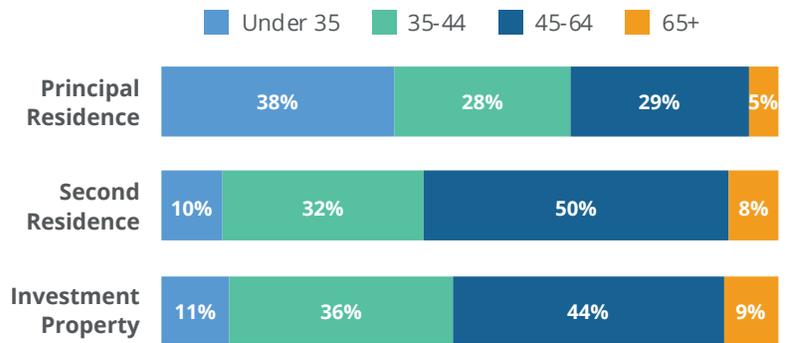
	2018	2019	2020	2021	2018-2021 % Change
Principal Residence					
Summit County	539	515	504	566	5%
Lower Blue Basin	122	183	194	180	48%
Snake River Basin	145	145	123	147	1%
Upper Blue Basin	209	124	137	167	-20%
Ten Mile Basin	57	63	50	72	26%
Second Residence					
Summit County	782	847	1,080	1,052	35%
Lower Blue Basin	140	183	232	240	71%
Snake River Basin	228	235	280	267	17%
Upper Blue Basin	285	308	396	393	38%
Ten Mile Basin	115	121	172	151	31%
Investment Property					
Summit County	185	160	146	191	3%
Lower Blue Basin	18	20	22	35	94%
Snake River Basin	48	46	35	40	-17%
Upper Blue Basin	90	70	65	88	-2%
Ten Mile Basin	26	24	24	28	8%

Note: Includes first lien loan originations only.

Source: HMDA and Root Policy Research.

The age of buyers taking mortgages varies depending on the reason for the purchase. Buyers of principal residences with mortgages are youngest, with 38% under 35 years old and 28% under 44 years old. Buyers of second residences and investment properties with mortgages are most likely to be between the ages of 45 to 64 years old, although about one-third are 35-44 years old.

Figure II-33.
Distribution of Home Purchase Loan Originations by Age and Occupancy Type, 2021



Note:
 Includes first lien loan originations only.

Source:
 HMDA and Root Policy Research.

Median home values increased for all types of property purchases and for every basin.

- The Upper Blue saw the most significant increase for principal residence purchases, with the median value of bought homes increasing from \$500,000 to \$915,000 (83% increase). The Lower Blue had the smallest increase in median value of principal residences at 23%. For buyers of principal residences with mortgages, the Snake River Basin was the most affordable.
- Price increases for second residences were more uniform across basins, ranging from 21% in the Lower Blue to 42% in the Upper Blue.
- Of all property types, median values rose the most for investment properties except for in the Upper Blue. The median value of investor purchases in the Lower Blue stands out at 105%--compared to 23% for principal residences and 21% for second residences.
- The effect of the pandemic on property value increases is evident in value changes between 2020 and 2021. For the county overall, two-thirds of the value increase for second residences occurred between 2020 and 2021, as median values jumped from \$675,000 to \$825,000. Similarly, median values of investment properties increased from \$585,000 to \$755,000. For principal residences values increased nearly as much between 2019 and 2020 as 2020 to 2021.

Figure II-34.
Median Property Value of Homes Purchased by Occupancy Type and Basin,
2018-2021

	2018	2019	2020	2021	2020-2021 % Change	2018-2021 % Change
Principal Residence						
Summit County	\$495,000	\$515,000	\$605,000	\$705,000	17%	42%
Lower Blue Basin	\$575,000	\$515,000	\$605,000	\$705,000	17%	23%
Snake River Basin	\$395,000	\$400,000	\$550,000	\$555,000	1%	41%
Upper Blue Basin	\$500,000	\$645,000	\$640,000	\$915,000	43%	83%
Ten Mile Basin	\$465,000	\$405,000	\$645,000	\$645,000	0%	39%
Second Residence						
Summit County	\$615,000	\$655,000	\$675,000	\$825,000	22%	34%
Lower Blue Basin	\$640,000	\$600,000	\$635,000	\$775,000	22%	21%
Snake River Basin	\$505,000	\$555,000	\$565,000	\$695,000	23%	38%
Upper Blue Basin	\$795,000	\$935,000	\$875,000	\$1,125,000	29%	42%
Ten Mile Basin	\$545,000	\$575,000	\$620,000	\$765,000	23%	40%
Investment Property						
Summit County	\$525,000	\$575,000	\$585,000	\$755,000	29%	44%
Lower Blue Basin	\$325,000	\$545,000	\$555,000	\$665,000	20%	105%
Snake River Basin	\$465,000	\$465,000	\$455,000	\$745,000	64%	60%
Upper Blue Basin	\$575,000	\$655,000	\$735,000	\$780,000	6%	36%
Ten Mile Basin	\$535,000	\$605,000	\$535,000	\$795,000	49%	49%

Note: Includes first lien loan originations only.

Source: HMDA and Root Policy Research.

Buyers who originated mortgages for principal residences have significantly lower incomes (\$103,000 median income for the county overall) than second home buyers (\$291,000) and investment property buyers (\$209,000) and this is consistent across years.

Figure II-35.
Median Buyer Income by Occupancy Type and Basin, 2018-2021

	2018	2019	2020	2021	2018-2021 % Change
Principal Residence					
Summit County	\$103,500	\$115,000	\$119,000	\$130,000	26%
Lower Blue Basin	\$120,500	\$118,000	\$115,000	\$121,500	1%
Snake River Basin	\$88,000	\$88,000	\$111,000	\$115,000	31%
Upper Blue Basin	\$104,500	\$141,000	\$135,000	\$155,000	48%
Ten Mile Basin	\$99,000	\$94,000	\$123,500	\$131,000	32%
Second Residence					
Summit County	\$250,000	\$271,000	\$274,000	\$291,000	16%
Lower Blue Basin	\$245,500	\$242,000	\$267,000	\$269,000	10%
Snake River Basin	\$220,000	\$241,500	\$243,000	\$247,000	12%
Upper Blue Basin	\$295,000	\$334,000	\$305,000	\$360,000	22%
Ten Mile Basin	\$247,000	\$259,500	\$275,000	\$260,000	5%
Investment Property					
Summit County	\$180,000	\$230,500	\$188,000	\$209,000	16%
Lower Blue Basin	\$171,000	\$181,000	\$173,000	\$178,000	4%
Snake River Basin	\$203,000	\$166,000	\$231,000	\$198,000	-2%
Upper Blue Basin	\$204,000	\$288,000	\$212,000	\$248,000	22%
Ten Mile Basin	\$177,000	\$307,500	\$161,000	\$254,000	44%

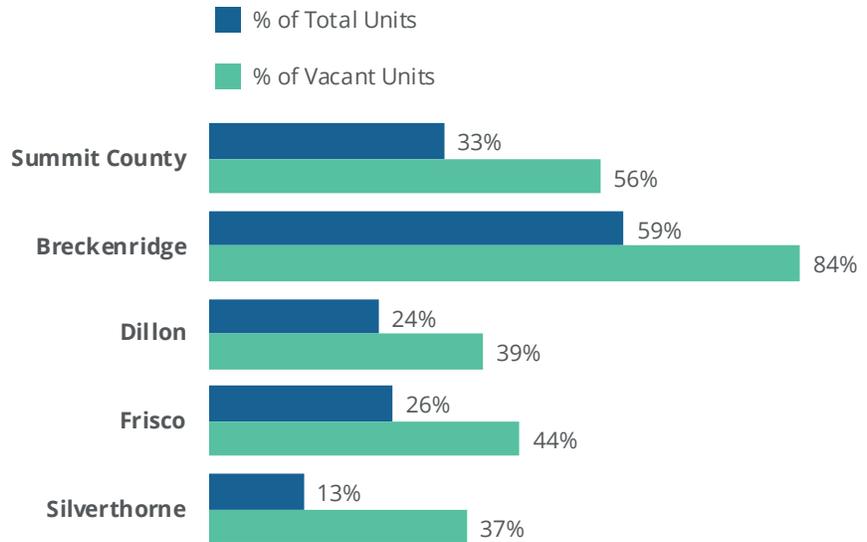
Note: Includes first lien loan originations only.

Source: HMDA and Root Policy Research.

Short term rentals. As of February 2023, 10,487 properties in Summit County had short term licenses based on town and county registries. Of these, 4,577 were located in the unincorporated county; 4,334 were in Breckenridge; 339 in the Town of Dillon; 882 in Frisco; and 354 in Silverthorne.

As a share of all units, STRs are approximately one-third of all units in the county and 56% of vacant units. These percentages vary by town, ranging from a high of 59% of all units in Breckenridge to 13% in Silverthorne.

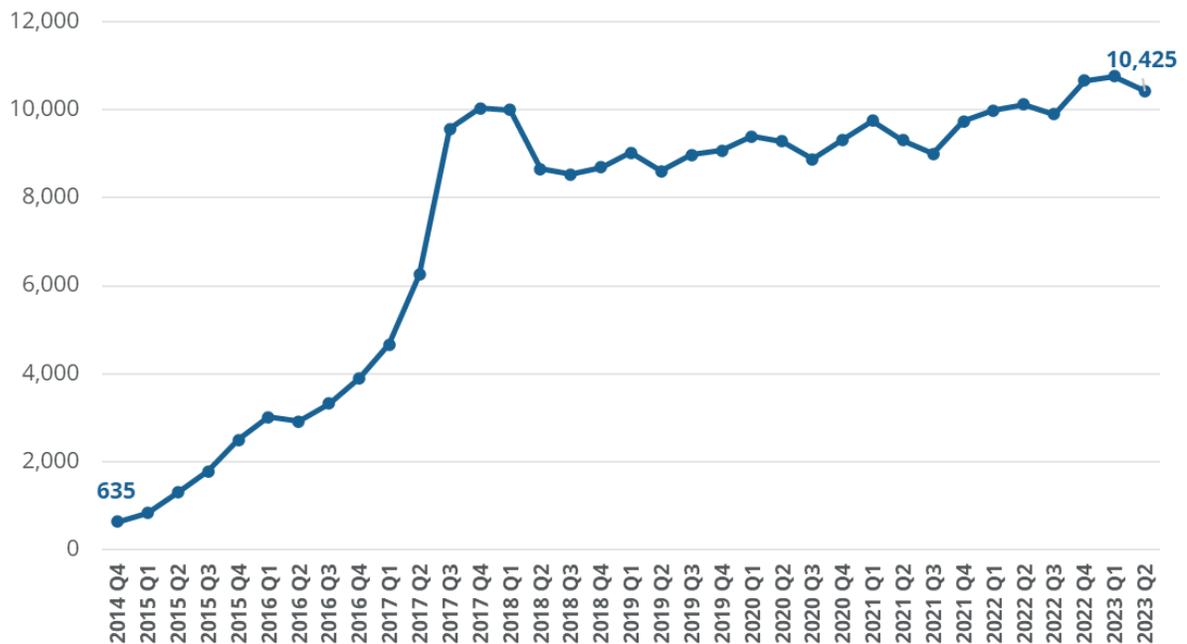
Figure II-36.
Share of Total
and Vacant Units
with Short-term
Rental Licenses,
2021-23



Source:
 Total units from 2021 5-year
 ACS; affordable units from
 Town/County lists.

Data from AirDNA (an online aggregator of STR listings) are shown in Figure II-37. As shown, STR listings grew exponentially between 2014 and 2017 as the industry grew, and exhibit a more consistent trend since then. As of the second quarter of 2023, there were approximately 10,425 active listings, which is very similar to the number of properties with short term licenses (10,487) in Summit County.

Figure II-37.
Active Short Term Rental Listings in Summit County, 2014 Q4-2023 Q3



Note: Aggregated from zip code level data.

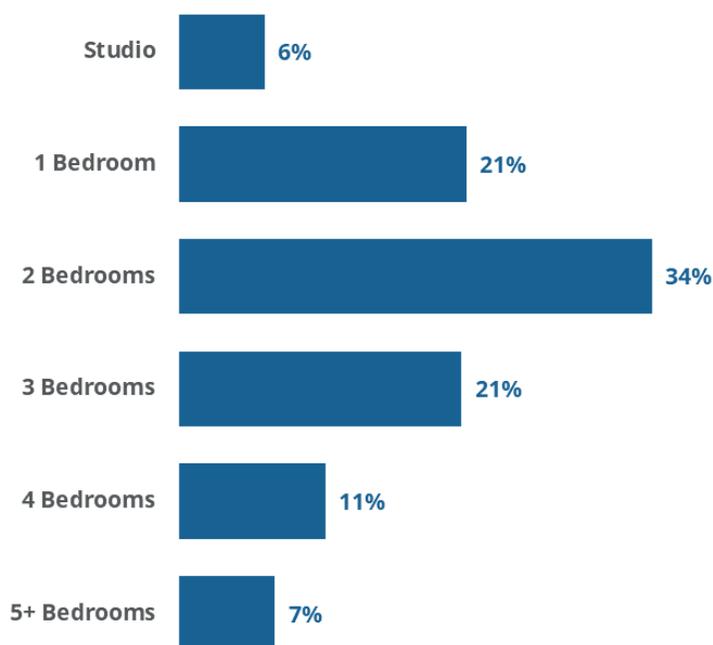
Source: AirDNA.

Figure II-38 shows the distribution by number of bedrooms of active STRs in Summit County. The majority of listings have a small number of bedrooms—with 62% of units listed having 2 or less bedrooms.

Figure II-38.
Active Short Term Rental Listings in Summit County, Number of Bedrooms Distribution, 2023 Q3

Note:
 Aggregated from zip code level data.

Source:
 AirDNA.



In the assessor data, 9,974 properties were able to be matched to STR registries. Of these,

- 1,368 are STRs owned by Summit County residents;
- About half of units with fractional ownership are STRs;
- Although most STRs are located in multifamily buildings (68%), 11% are located in townhomes and 4% in duplexes. Of all duplexes, one third are used for STRs; of all townhomes, 25% are STRs. This compares to more than half of units in multifamily buildings used for STRs.
- By basin, about half of STRs are located in the Upper Blue (48%), followed by Snake River (25%), Ten Mile (17%), and Lower Blue (10%).

The county and towns have recently passed ordinances to regulate STR activity, in response to growing concerns about the presence of STRs in neighborhoods. A recent unincorporated county study concluded that 60% of STRs approved were in neighborhood zones.

Those regulations include a combination of caps on STR licenses, as well as fees on STRs to offset service costs incurred by the public sector:

- In unincorporated Summit County, licenses are capped as a proportion of units by basin—a 18% in the Upper Blue, 15% in Lower Blue, 6% in Ten Mile, and 5% in Snake River.

- Breckenridge has a numerical license cap of 2,200 units. The caps are distributed by zones in the town, with the majority of STRs allowed in the downtown/Main Street area. There are no caps for resort properties (lodges, hotels). Current licenses are not affected by the cap, and the cap will be achieved through attrition.
- The Town of Dillon has no cap on licenses.
- Frisco has a cap of 25% of all residential units, or approximately 900 licenses.
- Silverthorne caps STRs at 10% of the number of units in most neighborhoods and 50% of units in the Town Core and Riverfront. The town also prohibits STRs in deed-restricted neighborhoods.

Planned Development

Figure II-39 details planned development by estimated year of completion, anticipated tenure, AMI level (if affordable) or target population group, by town and for the unincorporated county.

The figure also compares planned housing units to potential units based on realistic community build-out. This exercise helps determine how many units are likely to be developed in the future to meet affordable and market rate housing demand. It is important to note that realistic build-out is an estimate of the number of housing units likely to be developed based on current zoning and historical development patterns. Actual development will differ due to adaptive re-use opportunities, density bonuses, and site constraints.

The affordable housing developments listed in the figure do not incorporate emergency shelters, safe parking, or housing sanctuaries that assist persons experiencing homelessness and are typically provided by faith-based and community-based organizations.

Planned affordable and deed-restricted developments total 14,37 units and 36 seasonal beds. These will have a significant impact on housing availability in the county, particularly rental housing.

Additionally, 732 market rate units are expected to be developed.

Based on realistic build out, the county has the potential to add 5,600 housing units on top of the projected affordable/deed-restricted and market rate units.

**Figure II-39.
Planned Developments**

Estimated Year of Completion	Name or Site	Ownership Units	Rental Units	Tenure Mixed or Unknown	AMI and Occupancy Targets	Total
Breckenridge						
2023	Stables Village	20			80-160% AMI	
2024	Stables Village	41			80-160% AMI	
2024	Trails at Berlin Placer	21			Deed-restricted	
2025	Alta Verde II		172		Half of units <80% AMI	
2025	Stan Miller	22			Deed-restricted	
2026	Block 11		27		Deed-restricted	
2030	Block 11	60			Deed-restricted	
2030	Public Works		50		Deed-restricted	
2030	Stan Miller	43	40		Deed-restricted	
Unknown	Grand Vacations Gondola Lots		9		Employees	
Unknown	Grand Vacations Gondola Lots	149			Likely second/STR	
Unknown	Grand Vacations Gondola Lots	12			Unknown	
Unknown	Highlands Riverfront	46			TBD	
Total Affordable/Deed Restricted		207	298	0		505
Total Market Rate and Unknown		207	0	0		207
Grand Total		414	298	0		712
Potential Additional Units to reach Build-out (excluding redevelopment)						0
Dillon						
Total Affordable/Deed Restricted		0	0	0		0
Total Market Rate and Unknown		0	0	0		0
Grand Total		0	0	0		0
Potential Additional Units to reach Build-out (excluding redevelopment)						488

Figure II-39.
Planned Developments, Continued

Estimated Year of Completion	Name or Site	Ownership Units	Rental Units	Tenure Mixed or Unknown	AMI and Occupancy Targets	Total
Frisco						
2024	619 Granite Street Workforce Housing (CDOT site)		22		80-100% AMI; CDOT staff; county workforce	
2024	80 West Main	4			100% AMI	
2024	80 West Main	32			Market	
2027	602 Galena (Colorado Workforce Center)		45		30-120%	
Unknown	Basecamp	8			Deed restricted	
Unknown	Basecamp	22			Market	
Unknown	Centura Studios		37		Market	
Unknown	Various	5			Unknown	
Unknown	Various		55		Unknown	
Total Affordable/Deed Restricted		12	67	0		79
Total Market Rate and Unknown		59	92	0		151
Grand Total		71	159	0		230
Potential Additional Units to reach Build-out (excluding redevelopment)						815
Silverthorne						
Unknown	Fourth Street North				Seasonal beds	39
Unknown	Fourth Street North	36	36		Market	
2024	Aidan West condos	49			Market	
2024	Angler Mountain Vistas SFD	5			Market	
2024	Apres Shores condos	60			Market	
2024	Arrowleaf Townhomes	42			Market	
2024	Azure Landing	10			Market	
2024	Backcountry Family Dental		3			
2024	Blue River Flats II	30			Market	
2024	Fish Hawk Triplexes	12			Market	
2025	Smith Ranch		135		65 30-60% AMI; 70 80-120% AMI	
Unknown	325 and 327 Kestrel Lane Duplex	2			Market	
Unknown	Silverthorne Vet Clinic		3			
Unknown	Summit Blue SFD	11			Market	

Figure II-39.
Planned Developments, Continued

Estimated Year of Completion	Name or Site	Ownership Units	Rental Units	Tenure Mixed or Unknown	AMI and Occupancy Targets	Total
2023	Summit Blue Townhome	7			Market	
Unknown	TAG East	20			Market	
Unknown	Tree Line Rowhomes	17			Market	
2024	Wave on the Blue		18		Market	
2024	Wave on the Blue Townhomes	3			Market	
Total Affordable/Deed Restricted		0	135	0		0
Total Market Rate		304	60	0		304
Grand Total		304	195	0		499
Potential Additional Units to reach Build-out (excluding redevelopment)						0
Unincorporated Summit County						
2023	Justice Center		54		At least 50% of units at or below 80% AMI	
2025	Dillon Ranger District site (County Road 51)		162		Forest Service staff; county workforce	
Unknown	Bill's Ranch	15			<100% AMI	
Unknown	Village at Wintergreen II		46		LIHTC, 30-60% AMI	
Unknown	Soda Creek Habitat	5			100% AMI	
Unknown	Lake Hill, Dillon Dam Road			436	< 120% AMI	
Total Affordable/Deed Restricted		20	262	436		400
Total Market Rate		0	0	0		0
Grand Total		20	262	436		718
Potential Additional Units to reach Build-out (excluding redevelopment)						4,331
Total Affordable/Deed Restricted Summit County		239	762	436		1,437
Total Seasonal Beds			39			39
Total Market Rate Summit County		570	152	0		722
Total Projected/Known Development		809	953	436		2,198
Total Potential Additional Units based on Build Out Projections						5,634

Note: Preservation efforts are treated as zero net gain in units. Units in developments where certificates of occupancy (COs) have been issued are excluded.

Source: Summit County and Frisco Residential Build-out Projections, County and Town affordable and market rate development plans.

SECTION III.

HOUSING AFFORDABILITY AND NEEDS

SECTION III.

Housing Affordability and Needs

This section assesses housing needs in Summit County. The study addresses the questions of:

- How many residents and workers are paying more than they can afford for housing?
- How have costs to rent and buy housing in Summit County changed?
- Where can residents working in various industries afford to buy?
- How many households have friends or family members living with them because they cannot afford to live anywhere else? How many residents are sleeping in their cars?
- How many rentals are needed to meet current and future needs?
- How many ownership units—including deed-restricted and market rate units—are needed to meet current and future needs?

This section draws on findings from the resident survey and market data to estimate current housing needs and set 5-year housing targets.

Primary Findings

- Cost burden, which occurs when households pay more than 30% of their income in housing costs, has increased significantly for 60-80% AMI renters and declined for <30% AMI renters—possibly due to displacement. Owner cost burden fluctuated much less, reflecting the greater housing stability offered by homeownership.
- Renters in the county continue to struggle with rising rental costs, leading to higher levels of burden, doubling up, and, in the case of the lowest income renters, displacement. In 2021, there were about 100 fewer renter households overall in Summit County than in 2019, a decline of nearly 3%.
- About 15% of renters in Summit County could afford the units listed for rent during spring 2023. The rent *per bedroom* of the median-priced market rate rental unit listed during spring 2023 was \$1,667, requiring an annual income of approximately \$67,000 (around 80% AMI) or an equivalent full-time hourly wage of \$32/hour.
- The sold price of a single family detached home in Summit County has risen by 86% since 2018; the price of condos and townhomes increased by 59%. To purchase the median-valued single family detached home in Summit County, a household would need an income of more than \$450,000. An income of more than \$300,000 is needed to purchase a townhome or duplex/triplex product. A unit in a large multifamily

complex requires an income of \$200,000—more reasonable than other products, but still unattainable for many workers and in-commuters.

As of 2022, the down payment needed for a single family detached home was \$383,000 for the county overall, up from \$205,000 in 2018. For a condo/townhome/plex, a down payment of \$160,000 was required, up from \$100,400 in 2018.

Fewer than 9% of Summit County renters could afford to buy the median-valued home, regardless of type, except for a manufactured or mobile home.

- A housing needs model was developed to estimate the number of housing units needed to accommodate the needs of renters living in poor housing conditions, in-commuting workers, job growth, and the needs of seasonal workers. This model projects that in the next 5 years 1,261 new rental units, with most affordable to 80% AMI and less, and 1,506 new ownership units, with most affordable to 140% AMI and less, could be absorbed, or an average of 252 rental units and 301 ownership units annually. These units are in addition to the current pipeline for affordable housing and what the market develops for vacation and second home, short term rental, and high end market use. The need could be greater—up to 1,500 new rental units and 2,500 ownership units—if the market continues to convert units that are occupied by workers into short-term and seasonal units.

Data Sources and Methodology

The housing affordability and needs analysis utilized a combination of current market data, housing cost trends captured in the American Community Survey (ACS), and resident and in-commuter needs captured in the resident survey.

Market data utilized for this section includes:

- Summit County Assessor data,
- Data on unit sales contributed by local real estate agents, and
- Rental data from listings on the rents of available units.¹

Housing Costs and Affordability

This section includes an overview of trends in housing prices and how price changes have affected housing affordability. It begins with trends in cost burden, moves to an analysis of rental costs, and then examines the costs and attainability of homeownership.

¹ We also examined data from the commercial data provider Co-star; their unit sample was too small for reliable rental cost estimates.

Households facing cost burden. The federal government, and most housing programs, consider housing as affordable when the housing payment—the rent or mortgage payment, plus taxes and utilities—consumes 30% or less of a household’s gross income. Households who pay more than 30% are “cost burdened.” This standard is derived from historically typical mortgage lending requirements, and is also applied to renters.

Households experiencing cost burden have less money to spend on other essentials like healthcare, education, groceries, and transportation—adversely affecting their household well-being, limiting their economic growth potential, and constraining local spending.

When households pay more than 50% of their incomes in housing costs they are considered “severely cost burdened.” These household are typically most at risk of displacement and struggle to manage housing and other household costs.

Federal definition of affordability

- 1) Housing costs are “affordable” if they do not exceed 30% of household’s gross monthly income
- 2) “Costs” include basic utilities, mortgage insurance, HOA fees, and property taxes



As of 2021, 38% of all permanent resident renters were cost burdened, down from 43% in 2015 (a 5 percentage point decline). Owner cost burden dropped more: 28% of owners were burdened in 2020, down from 36% in 2015 (an 8 percentage point decline).

Figure III-1 shows the share of renters and owners who face cost burden in Summit County as of 2021 and how the shares of burdened households has changed since 2015. Burden has declined for renters with incomes of \$50,000 and less and increased—quite dramatically—for renters with incomes between \$50,000 and \$100,000.

In contrast, the change in cost burden among owners has been more uniform across income ranges.

**Figure III-1.
Cost Burden by Tenure and
Income, 2015 and 2020**

Note:
Data represent the percent of households paying
30% of income or more in housing costs.

Source:
5-year ACS estimates and Root Policy Research.

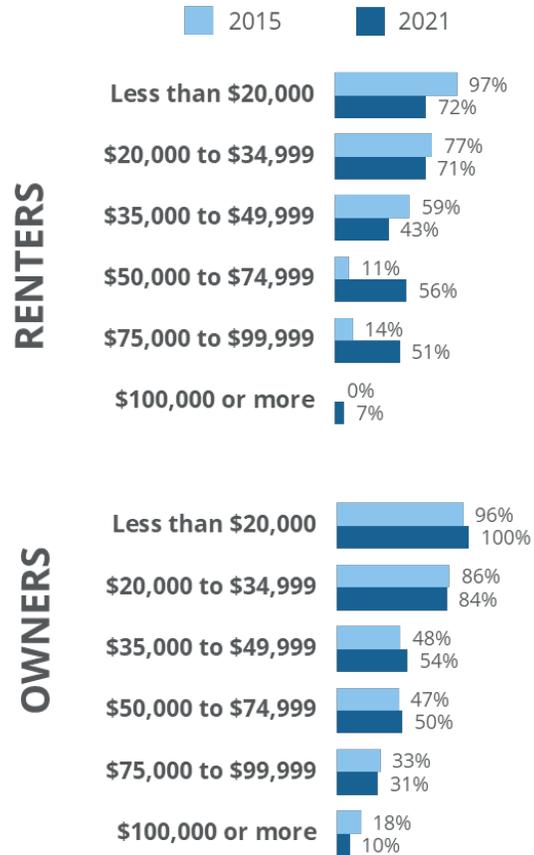


Figure III-2 shows cost burden shifts between 2015 and 2021 for severely cost burdened renters and owners only. The most significant shift is for owners with incomes of \$20,000 and less, where severe cost burdened dropped from 89% to 24%. Severe cost burden also declined significantly for renters with incomes of \$20,000 and less, dropping from 97% to 64%.

The decrease in cost burden among the county's lowest income households is likely related to several factors, including renters doubling up to manage housing costs, low income renters leaving Summit County, and owners selling their homes.

**Figure III-2.
Severe Cost Burden by Tenure
and Income, 2015 and 2020**

Note:
Data represent the percent of households paying 50% of
income or more in housing costs.

Source:
ACS 2015 and 2021 5-year Estimates and Root Policy
Research.



Rentals

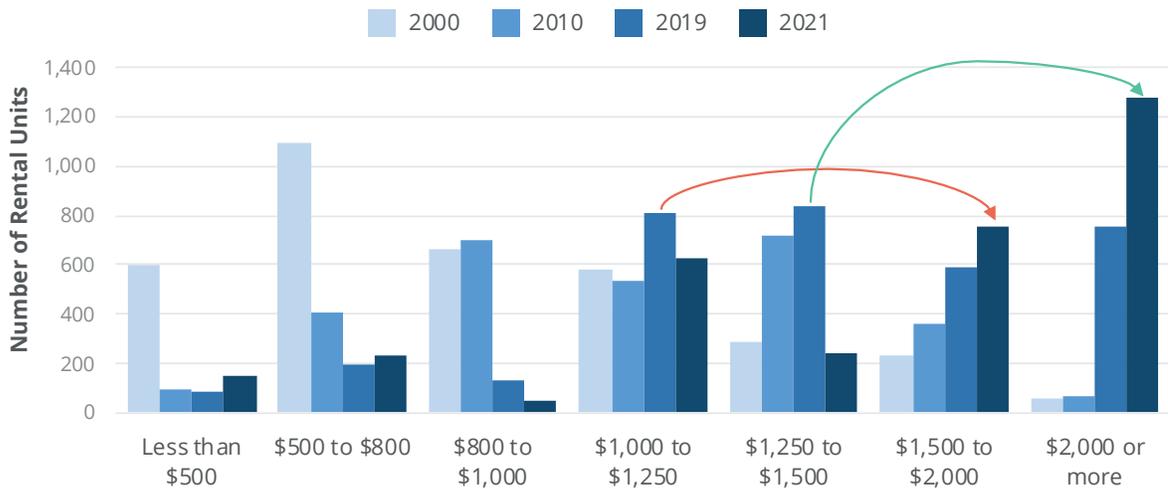
Rent trends. In 2000, most rental units occupied by permanent renters were priced in the \$500 to \$800 per month range per unit (not bedroom), with very few units renting for \$2,000 or more. More than 1,600 rental units, or nearly one half of all rental units at the time, rented for less than \$800 per month.

By 2010, units renting for \$800 and less had declined by 70% to about 500 units. In 2010, most units rented between \$800 and \$1,500 per month.

By 2019, there were 700 fewer rental units renting at less than \$1,000 per month than in 2010, and 700 more units renting at \$2,000 or more.

In 2021, the largest share of rental units in Summit County rented for \$2,000 or more at 38% of all units. The share of high cost rentals increased rapidly in the past few years: In 2019, 22% of all rental units rented at more than \$2,000 per month.

Figure III-3.
Distribution of Rent and Utility Costs, 2000, 2010, 2019, and 2021

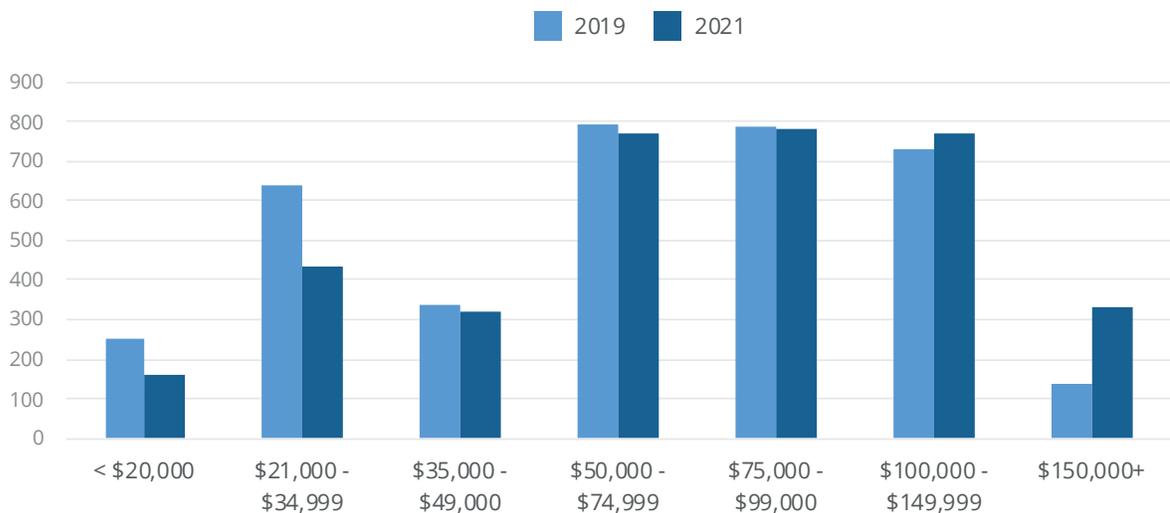


Note: Occupied homes only; excludes short term or seasonal rentals.

Source: 5-year ACS and Decennial Census.

Rent increases have affected the distribution of renters by income. Figure III-Xxx shows shifts in renters by income range between 2019 and 2021. In 2021, there were about 100 fewer renter households overall in Summit County than in 2019, a decline of nearly 3%. The number of renter households with incomes of less than \$35,000 declined by 300.

Figure III-4.
Renter Income Distribution, 2019 v. 2021



Source: 5-year ACS.

Figure III-4 above suggests that renters leaving the county and being replaced by higher income renters was a large factor in 2019 to 2021 renter income shifts.

Current rent costs. Figure III-5 shows the median rent of units listed as available for long term rental in online publications between March and June 2023.

Overall in Summit County,

- The median rent for studios and 1-bedrooms was \$2,300 per month, requiring an annual income of \$92,000, which is high for a one-person household yet possible for a two-person household. One-bedroom units, which could accommodate two renters, were more commonly listed than studios.
- Two bedrooms rented for \$3,100 per month. These were the most common type of listing.
- Median rents for 3- and 4-bedroom and larger units were \$4,500 to \$6,350.
- The rent per bedroom of the median unit listed was \$1,667, requiring an annual income of approximately \$67,000, or an equivalent, full-time hourly wage of \$32/hour.
- Rents per bedroom were highest in Dillon and lowest in Silverthorne.
- Rent per square feet, in contrast, was highest in Breckenridge, where rental units are smaller sized, and lowest in Silverthorne.

Figure III-5.
Median Rent of Units available for Long Term Rental, by Size, per Bedroom, and Square Feet, March – June 2023

Location of Listing	Studio - 1 bed	2 bed	3 bed	4+ bed	Rent per Bedroom	Rent per Sq Ft	% Accept Pets
Breckenridge	\$2,450	\$3,150	\$4,525	\$7,098	\$1,750	\$3.28	44%
Dillon	\$2,300	\$2,500	\$4,000	\$5,000	\$1,775	\$3.23	24%
Frisco	\$2,825	\$3,500	\$5,000	\$4,800	\$1,750	\$3.33	30%
Silverthorne	\$2,000	\$3,000	\$4,200	\$6,500	\$1,500	\$2.73	36%
All Summit County	\$2,300	\$3,100	\$4,500	\$6,350	\$1,667	\$3.16	36%

Source: Root Policy Research and online rental listing services active in Summit County.

Data were also collected on if units accepted pets, given how common pets are in Summit County, and renters’ preferences for units that accept pets. In the resident survey, several respondents mentioned that they are currently in a challenging situation where they are concerned about finding affordable housing that accommodates both themselves and their pets. They expressed that leaving their community is not what they want, but giving up their pets is not an option. One participant noted that despite having an income of nearly \$60,000 annually, they faced difficulties in finding a pet-friendly place to live within their budget since most of the affordable homes available do not allow pets. During focus groups, Spanish speakers expressed concerns about differential treatment regarding pets,

noting that some property management companies apply stricter pet rules to non-White tenants.

Overall in the county, 36% of rental units listed accepted pets. About 44% of Breckenridge rental units listed accepted pets; this was the highest share. Dillon had the lowest share at 24%.

Rents by type. Figure III-6 reports the median rent by bedrooms and listing type—Long Term Rentals (LTRs), separated by workforce and market; Monthly rentals; Short-term rentals (STRs); and Seasonal rentals. In some cases, too few listings were available to report medians.

For 2-bedrooms—the most commonly listed unit type—rents were highest for seasonal rentals, followed by monthly rentals. Except for 4-bedroom STRs, the difference between LTRs and STRs was small: the median 2-bedroom STR rents for \$350 less than a 2-bedroom LTR (\$2,850 v. \$3,200).

These data also demonstrate how much renters can benefit from living in affordable rentals restricted for workforce. The difference in a 2-bedroom market and workforce rental was \$800 per month (\$3,200 v. \$2,400), potentially saving a renter household \$9,600 per year in rental costs.

Figure III-6.
Median Rent of Available Units, by Type of Listing and Size and per Bedroom, March – June 2023

Type of Listing	Studio - 1 bed	2 bed	3 bed	4+ bed	Rent per Bedroom
Long Term Rental	\$2,300	\$3,100	\$4,500	\$6,350	\$1,667
Workforce		\$2,400			\$1,200
Market	\$2,300	\$3,200	\$4,500	\$6,350	\$1,750
Monthly		\$3,300			
Short Term Rental	\$2,450	\$2,850	\$4,700	\$10,000	\$1,675
Seasonal Rental		\$4,075	\$4,650		

Source: Root Policy Research and online rental listing services active in Summit County..

Ability to afford rent. Figure III-7 shows median rents for all LTRs listed as available between March and June 2023 compared to the rents that survey respondents reported. The figure also shows the household income needed to afford the median rent and the proportion of Summit County renters who can afford the median rent.

Listings represent the costs that renters who are looking for units would be faced with if they needed housing in the spring of 2023, whereas rents survey respondents represent what individual renters are paying.

About 15% of renters in Summit County could afford the rents listed in spring 2023. Renters would have a much easier time finding affordable units in Dillon (30% of renters can afford units listed in Dillon) than in Breckenridge (9%).

Survey respondents, who are already housed, report paying much lower rents than advertised in rental listings. The data indicate that Summit County renters need roommates to afford market rents and, even with roommates, fewer than half of renters can afford market rents without being cost burdened.

**Figure III-7.
Median Rents by Location, Listings and Survey Respondents, and Income Required to Afford, 2023**

Location of Listing	Rental Listings	Income needed to Afford	Renters who can Afford	Resident Survey	Income needed to Afford	Renters who can Afford
Breckenridge	\$3,800	\$152,000	9%	\$1,900	\$76,000	53%
Dillon	\$2,500	\$100,000	31%	\$2,200	\$88,000	42%
Frisco	\$3,500	\$140,000	13%	\$2,175	\$87,000	42%
Silverthorne	\$3,500	\$140,000	13%	\$2,000	\$80,000	48%
All Summit County	\$3,400	\$136,000	15%	\$2,000	\$80,000	48%

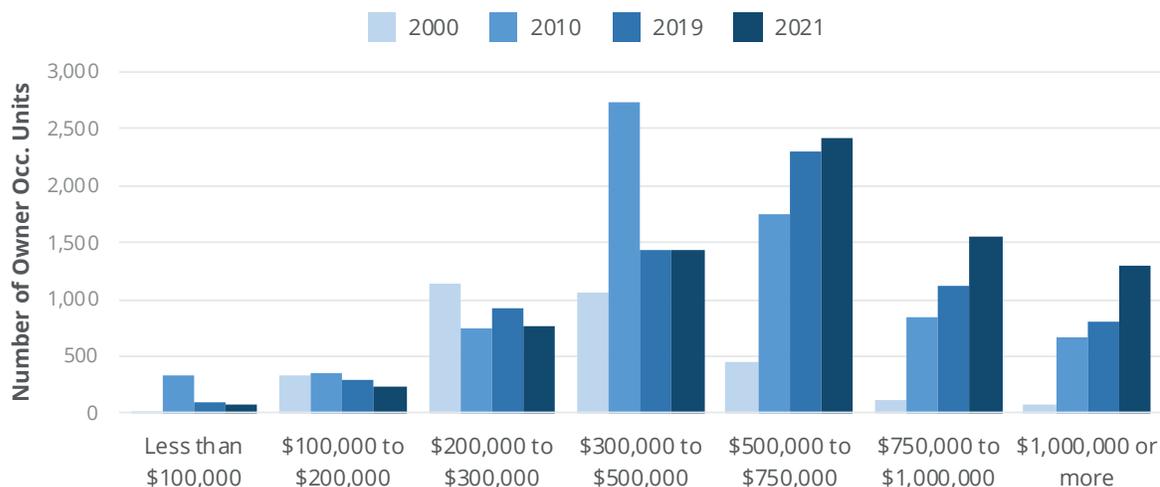
Source: Root Policy Research.

Ownership

In 2000, home values, as reported by owners occupying homes in Summit County through Census surveys, were fairly balanced across ranges, with most valued at between \$200,000 and \$500,000. This shifted dramatically between 2000 and 2010, and by 2010 most units were valued in the \$300,000 to \$500,000 range. This coincided with a doubling of the number of units in Summit County occupied by permanent resident owners.

The growth in the share of units valued at \$500,000 or more has steadily increased since 2010. By 2019, the largest share of owner-occupied units were valued between \$500,000 and \$750,000.

Figure III-8.
Value Distribution of Owner-Occupied Homes, 2000, 2010, 2019, and 2021



Note: Owner occupied homes only; excludes vacation homes.

Source: 5-year ACS and Decennial Census.

Affordability. Figure III-9 shows the median home value by unit type from Summit County Assessor data as of spring 2023. These data include all homes, regardless of occupancy, and represent more than 31,000 properties in Summit County.²

- **Breckenridge** has the highest median value for all home types. The median value of a single family detached home was \$2.87 million. Units in “plexes” had a median value of \$1.97 million, and townhomes, \$1.37 million. The most affordable product in Breckenridge is a unit in a large multifamily complex, with a median of \$893,000.
- **Dillon** is the most affordable town for single family detached homes and townhomes. Plexes, however, have the second highest median value.
- **Frisco** has the second highest median value for single family detached homes at \$1.83 million and is generally the most expensive town after Breckenridge.
- **Silverthorne** offers relative affordability for plexes and large multifamily complexes. Silverthorne’s townhomes have the second highest median value after Breckenridge’s, and the third highest value for single family detached homes.
- **Unincorporated Summit County** has the lowest median values for units in large multifamily complexes. Single family detached homes are relatively higher priced. The county also provides deeply affordable options in manufactured or mobile homes.

² For this section, unit types are defined by the Summit County Assessor, which differentiates townhomes as attached units that are not configured in two- to six-plex developments.

- **By basin,** the Upper Blue and Ten Mile have the highest median values across housing types. The most affordable basin for single family detached homes is the Snake River. The Lower Blue has the lowest value for townhomes and units in large multifamily complexes.

**Figure III-9.
Median Home Value by Type, 2023**

	Single family Detached	Townhome	Du- to Sixplex	Large Multifamily	Manufactured/ Mobile home
Breckenridge	\$2,867,300	\$1,366,850	\$1,962,900	\$893,000	
Dillon	\$1,401,700	\$994,900	\$1,620,000	\$883,200	
Frisco	\$1,830,200	\$1,164,600	\$1,407,600	\$844,600	
Silverthorne	\$1,660,250	\$1,218,200	\$948,500	\$657,500	
Unincorporated County	\$1,504,900	\$1,006,100	\$1,135,400	\$693,100	\$107,600
Summit County overall	\$1,687,200	\$1,125,200	\$1,248,100	\$768,500	\$107,650
Lower Blue	\$1,519,800	\$993,600	\$1,041,950	\$678,100	
Snake River	\$1,379,950	\$1,088,500	\$1,034,000	\$729,850	\$128,400
Upper Blue	\$1,880,300	\$1,244,100	\$1,817,000	\$871,900	\$85,200
Ten Mile	\$1,859,850	\$1,209,200	\$1,420,550	\$800,850	

Source: Summit County Assessor.

Figure III-10 expands on Figure III-9 with the income needed to service a mortgage on the median-valued home, by home type, in Summit County. The “income needed” calculations assume a 30-year mortgage, 7% interest rate, 20% down payment, and an additional 27% of the mortgage payment for HOA fees, utilities, and taxes.

The lowest household income needed to afford a median-valued home in Summit County, excluding manufactured or mobile homes, is \$177,774. This income is required to afford a unit in a large multifamily complex in Silverthorne.

For Summit County overall,

- The median-valued single family detached home requires an income of \$456,183;
- Townhome requires an income of \$304,230;
- A “plex” product requires an income of \$337,460;
- A unit in a large multifamily complex requires an income of \$207,786; and

- A manufactured or mobile home—by far the most affordable product, but very rare in the county—requires an income of \$29,106.³ These data do not include lot rents that would be paid by manufactured or mobile home occupants and could double the income needed to afford a manufactured or mobile home.

Fewer than 9% of Summit County renters could afford to buy the median-valued home, regardless of type, except for a manufactured or mobile home.

An analysis of the data by square feet and number of bedrooms shows that smaller sized units were still valued well above what most Summit County renters can afford. In the county overall, single family detached homes and plexes with less than 1,250 square feet have a median value of \$1 million, and townhomes, \$907,000. Small units in large multifamily complexes have the lowest median value at \$724,250.

³ This assumes mortgage financing comparable to other products. The cost is likely to be higher if the unit is considered person, not real, property.

Figure III-10.
Income Required to Afford the Median Home Value by Type, 2023

	Single family Detached	Income Needed	Townhome	Income Needed	Du- to Sixplex	Income Needed	Large Multifamily	Income Needed	Manufactured/ Mobile home	Income Needed
Breckenridge	\$2,867,300	\$775,258	\$1,366,850	\$369,567	\$1,962,900	\$530,727	\$893,000	\$241,448		
Dillon	\$1,401,700	\$378,990	\$994,900	\$269,000	\$1,620,000	\$438,014	\$883,200	\$238,799		
Frisco	\$1,830,200	\$494,848	\$1,164,600	\$314,883	\$1,407,600	\$380,585	\$844,600	\$228,362		
Silverthorne	\$1,660,250	\$448,897	\$1,218,200	\$329,376	\$948,500	\$256,454	\$657,500	\$177,774		
Unincorporated County	\$1,504,900	\$406,893	\$1,006,100	\$272,028	\$1,135,400	\$306,988	\$693,100	\$187,400	\$107,600	\$29,093
Summit County	\$1,687,200	\$456,183	\$1,125,200	\$304,230	\$1,248,100	\$337,460	\$768,500	\$207,786	\$107,650	\$29,106
Lower Blue	\$1,519,800	\$410,922	\$993,600	\$268,649	\$1,041,950	\$281,721	\$678,100	\$183,344		
Snake River	\$1,379,950	\$373,109	\$1,088,500	\$294,307	\$1,034,000	\$279,572	\$729,850	\$197,336	\$128,400	\$34,717
Upper Blue	\$1,880,300	\$508,394	\$1,244,100	\$336,378	\$1,817,000	\$491,279	\$871,900	\$235,743	\$85,200	\$23,036
Ten Mile	\$1,859,850	\$502,864	\$1,209,200	\$326,942	\$1,420,550	\$384,087	\$800,850	\$216,533		

Source: Summit County Assessor and Root Policy Research.

Figure III-11 estimates the years of income renters and workers in key professions would need to service a mortgage on the median-value home—on top of saving for a down payment. The numbers assume that the workers live in households with another similarly-paid worker and use the average number of workers per household in Summit County.

- To afford the monthly mortgage payment on a single family detached home, workers in arts, entertainment, and recreation would need to have 6 times their annual salary. For a townhome, 4 times their annual salary would be needed, and for multifamily unit, 3 times. Workers in public works have a similar need.
- Construction and health care workers get the closest to being able to service debt on a large multifamily complex; however, this would still require 3 times their annual salary.
- Teachers in Summit County would need 5 times their annual salary to afford to buy a single family detached home; 3 times for a townhome; and 2 times for a unit in a large multifamily complex.
- All workers would have an easy time servicing debt on a manufactured or mobile home.

Figure III-11.
Years of Income needed to Afford the Median Home Value for Key Professions, Summit County, 2023

	Single family Detached	Townhome	Large Multifamily	Manufactured/ Mobile home
Arts, Entertainment, Recreation	6	4	3	0
Construction	3	2	2	0
Public Works	6	4	3	0
Education	5	3	2	0
Health Care	4	3	2	0

Source: Summit County Assessor and Root Policy Research.

Assessor data provide a comprehensive view of the market value of all properties in Summit County—but they do not necessarily represent the choices or options faced by a potential buyer if they were looking to buy at a point in time. Multiple Listing Service (MLS) data are a better measure of current buying options.

Figure III-12 replicates Figure III-10 with MLS data, separating single family detached homes into market and deed-restricted. Townhomes, plexes, and multifamily condos are aggregated in the MLS data. The MLS data represent slightly different geographies, using submarket areas in some cases instead of town or unincorporated county boundaries (for example, the Town of Dillon and Dillon Valley are combined in MLS data).

Figure III-12 reveals a stark difference in the affordability between market and deed-restricted single family detached homes. In Summit County overall and in the towns with deed-restricted transactions, deed-restricted homes sold for \$300,000 to \$400,000 less than market rate homes. The income required to purchase a deed-restricted home was approximately \$375,000 less than that required for a market rate home.

The price differential is smaller for condos/townhomes/plexes at \$75,000 to \$100,000, and the income differential, around \$100,000.

Figure III-12.
Income Required to Afford the Median Listed Home by Type, 2022

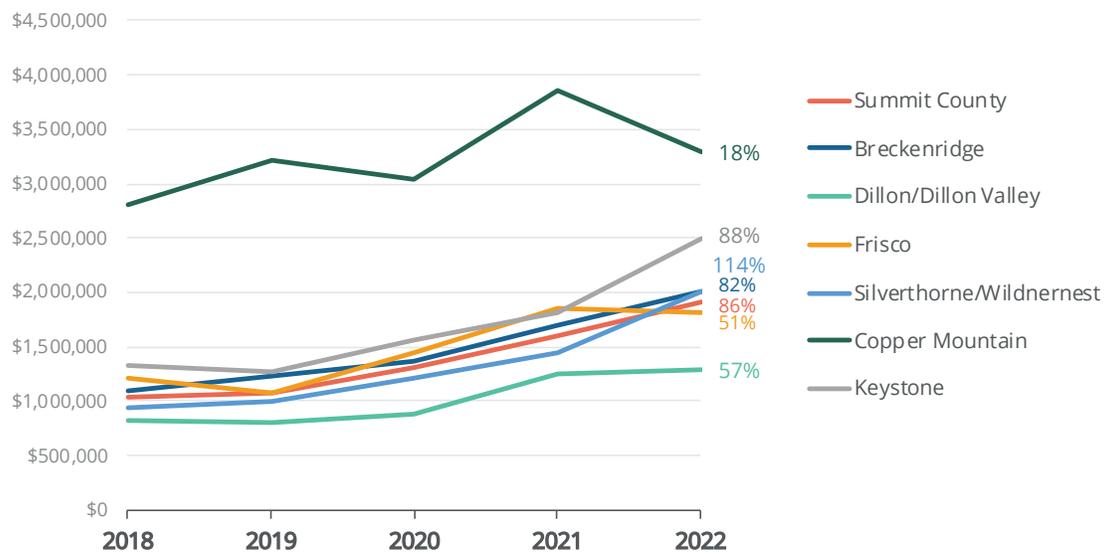
Single Family Detached							
	Market Rate	Income Needed	No. Listed and Sold	Deed-restricted	Income Needed	Listed and Sold	Income Difference
Breckenridge	\$2,000,000	\$540,758	197	\$643,572	\$174,008	5	\$366,750
Dillon/Dillon Valley	\$1,292,500	\$349,465	36	N/A	N/A		
Frisco	\$1,822,710	\$492,822	30	N/A	N/A		
Silverthorne/Wilderness	\$2,014,798	\$544,759	122	\$522,320	\$141,224	13	\$403,535
Copper Mountain	\$3,300,000	\$892,250	5	N/A	N/A		
Keystone	\$2,500,000	\$675,947	17	N/A	N/A		
Summit County	\$1,916,000	\$518,046	407	\$522,320	\$141,224	19	\$376,822
Condo/Townhome/Plexes							
	Market Rate	Income Needed	No. Listed and Sold	Deed-restricted	Income Needed	Listed and Sold	Income Difference
Breckenridge	\$820,000	\$221,711	241	\$475,000	\$128,430	21	\$93,281
Dillon/Dillon Valley	\$568,393	\$153,681	102	\$236,670	\$63,990	6	\$89,691
Frisco	\$1,022,500	\$276,462	98	\$510,000	\$137,893	4	\$138,569
Silverthorne/Wilderness	\$725,000	\$196,025	185	\$448,402	\$121,238	41	\$74,786
Copper Mountain	\$855,000	\$231,174	50	\$307,000	\$83,006	5	\$148,168
Keystone	\$795,000	\$214,951	218	\$407,414	\$110,156	3	\$104,795
Summit County	\$799,500	\$216,168	894	\$448,402	\$121,238	80	\$94,930

Source: Summit County Assessor and Root Policy Research.

Just 19 deed-restricted single family detached homes were sold through the MLS in 2023; 80 deed-restricted condos/townhomes/plexes were sold. These represent 4% and 9% of transactions, respectively. Similar to market rate units, some deed-restricted homes may be sold by owners and owner agents and not run through the MLS; as such, the deed-restricted homes represented in the table above are a sample of units sold.

Figures III-13 through III-18 show trends in the prices of homes that were listed and sold in Summit County between 2018 and 2022. The prices of single family detached homes have increased by 86% in the county overall, with the highest price increase in the Silverthorne and Wildernest market, where prices jumped by 114%. Prices in the Copper Mountain market have been much higher than in other areas and have been more stable.

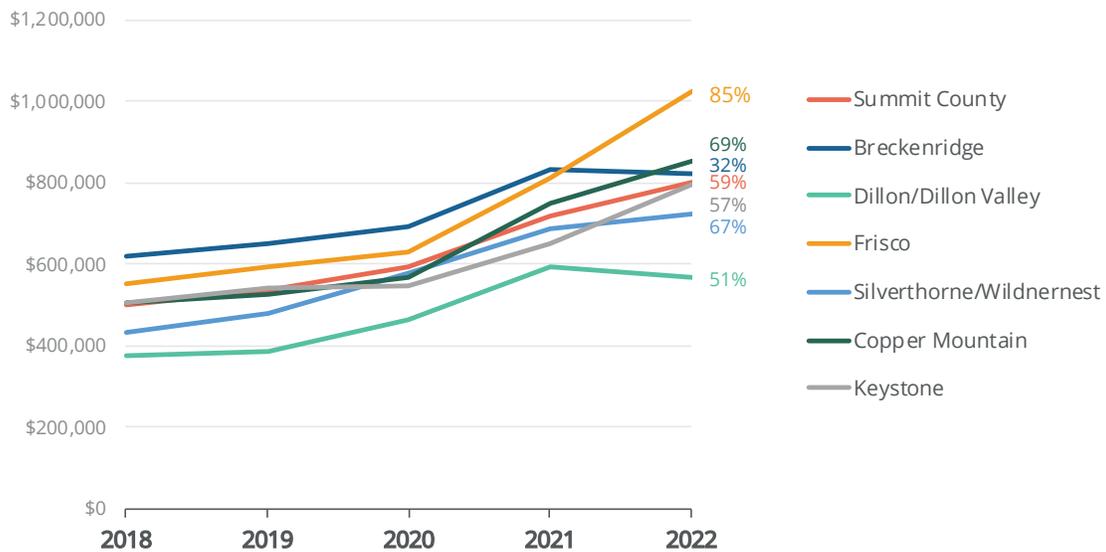
Figure III-13.
Median Price of Market Rate Single Family Detached Homes, 2018-2022



Source: Multiple Listing Service.

As shown in Figure III-14, price increases for condos, townhomes, and plexes have been a bit more tempered, with Frisco being the exception: In Frisco’s case, the median priced condo/townhome/plex rose by 85%, compared to 51% for the single family detached home. Copper Mountain also saw prices of condo/townhome/plex units increase faster than single family detached homes.

Figure III-14.
Median Price of Market Rate Condo/Townhome/Plexes, 2018-2022

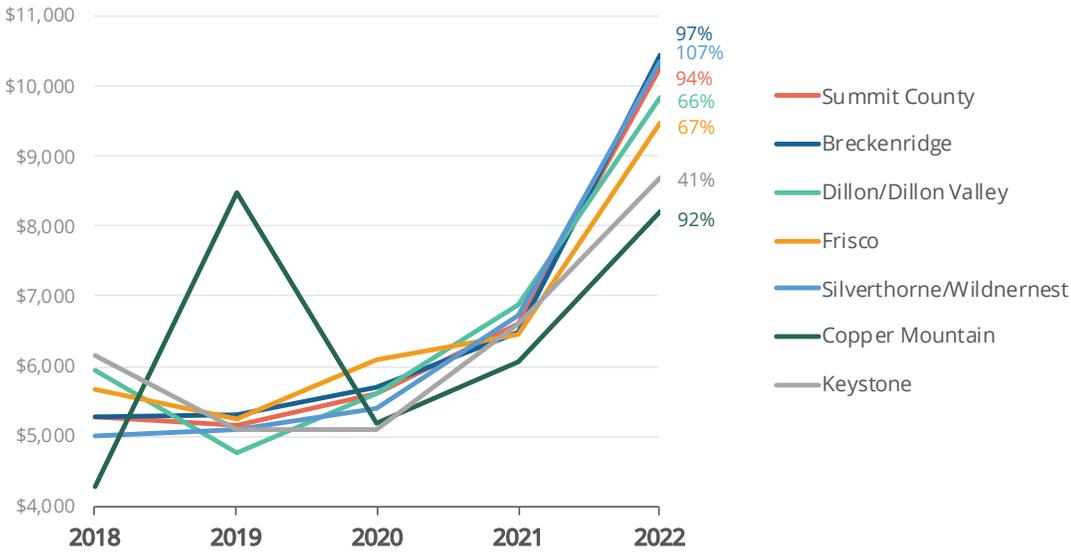


Source: Multiple Listing Service.

Figures III-15 and III-16 show the change in the mortgage payment and HOA fees required to service the debt on the median priced home. A combination of home price increases and interest rate increase have dramatically increased the monthly payment.

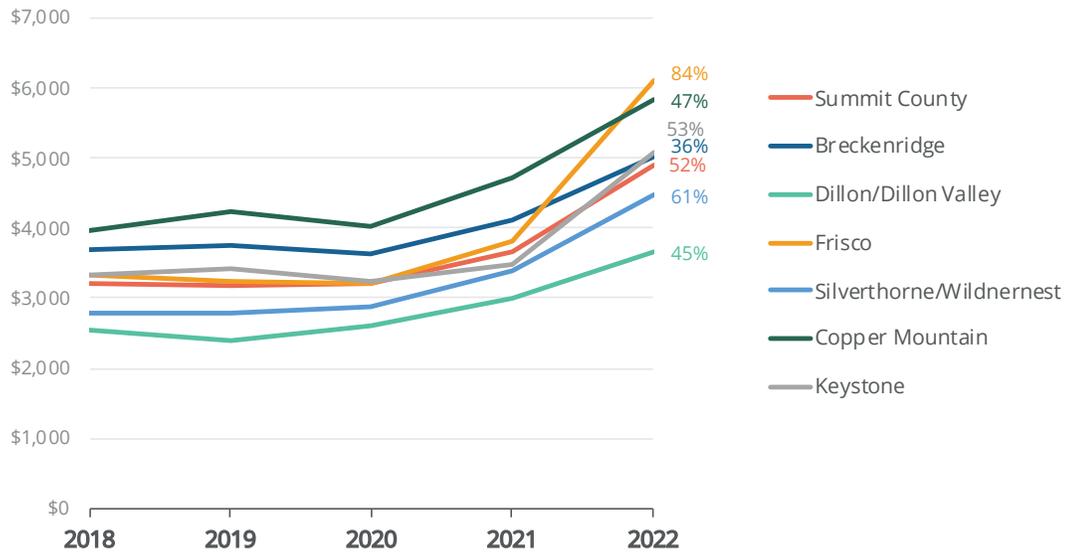
Figures III-17 and III-18 show trends in the down payment required to purchase the median priced single family detached home and condo/townhome/plex. As of 2022, the down payment needed for a single family detached home was \$383,000 for the county overall, up from \$205,000 in 2018. For a condo/townhome/plex, a down payment of \$160,000 was required, up from \$100,400 in 2018.

Figure III-15.
Median Mortgage Payment with HOA fee, Market Rate Single Family Detached Homes, 2018-2022



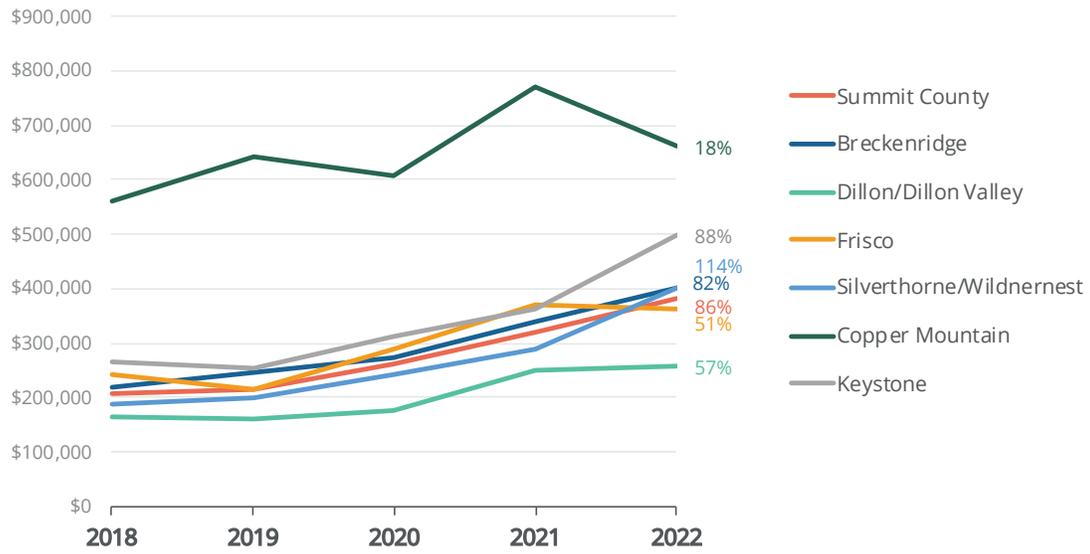
Source: Multiple Listing Service and Root Policy Research.

Figure III-16.
Median Mortgage Payment with HOA Fee, Market Rate
Condo/Townhome/Plexes, 2018-2022



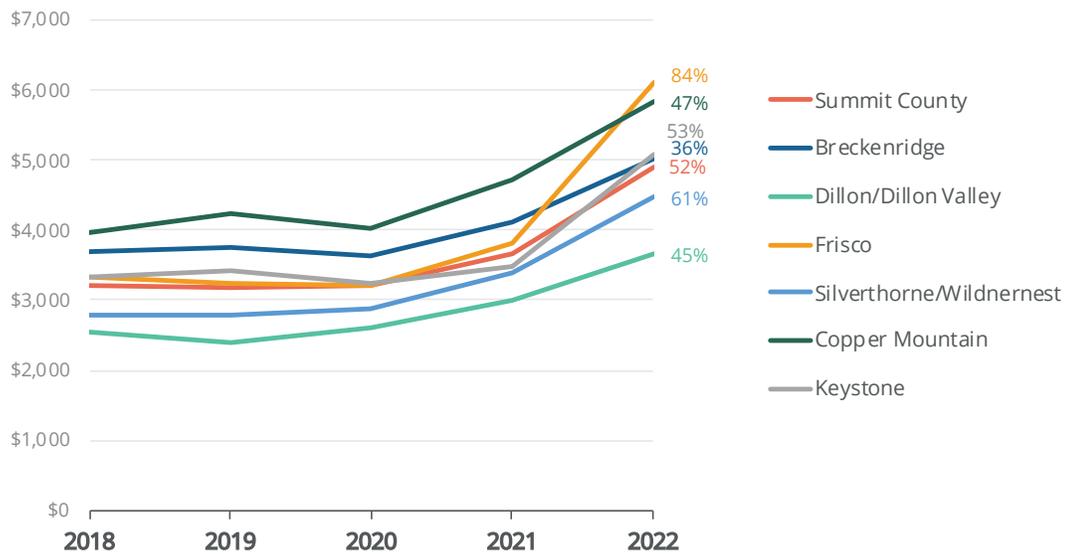
Source: Multiple Listing Service and Root Policy Research.

Figure III-17.
20% Down payment Required on Median-Priced Market Rate Single Family Detached Home, 2018-2022



Source: Multiple Listing Service and Root Policy Research.

Figure III-18.
20% Down payment Required on Median-Priced Market Rate
Condo/Townhome/Plex, 2018-2022



Source: Multiple Listing Service and Root Policy Research.

Figure III-19 on the following page shows the number of homes listed for sale between 2018 and 2022 and affordable at Area Median Income (AMI) ranges. The table separates single family detached homes and condos, attached products (townhomes, plexes), and mobile homes by market rate and deed-restriction.

In 2018, approximately 17% of single family detached homes were priced affordably for buyers with incomes of less than 160% of the AMI; by 2022, this had dropped to 3%. Similarly, in 2018, 60% of condo/attached products/mobile homes were affordable for buyers with incomes of less than 160% of the AMI, compared to 34% in 2022.

Deed-restricted products show very different trends, with affordability improving or adjusting slightly between 2018 and 2022. It is important to note that the table shows only those deed-restricted products that were sold through the Multiple Listing Services (MLS) and is therefore a sample of deed-restricted homes sold during this period.

Figure III-19.
Sold Housing Units by Area Median Income Affordability, 2018 - 2022

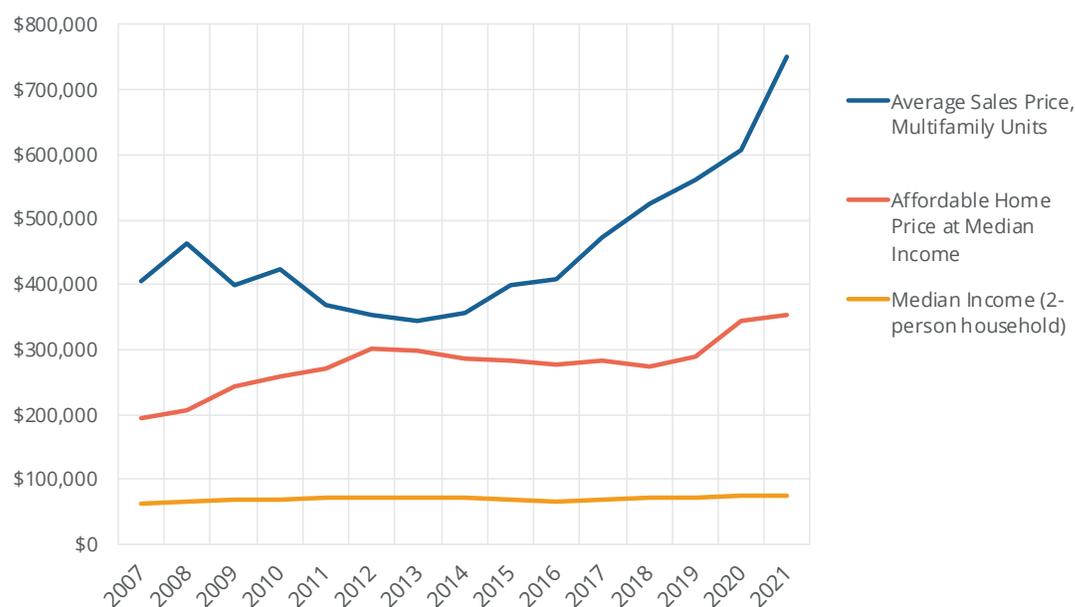
Income Range	2018		2019		2020		2021		2022		2018-2022 Change	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Market Rate Single Family Detached												
< 80% AMI	4	1%	1	0%	1	0%	0	0%	1	0%	-3	-1%
80-99% AMI	3	1%	2	0%	3	0%	0	0%	0	0%	-3	-1%
100-119% AMI	4	1%	5	1%	7	1%	6	1%	3	1%	-1	0%
120-159% AMI	80	15%	45	9%	54	9%	10	2%	10	2%	-70	-13%
>160% AMI	447	83%	456	90%	539	89%	615	97%	393	97%	-54	14%
Total	538	100%	509	100%	604	100%	631	100%	407	100%	-131	
Market Rate Condo/Attached/Mobile Home												
< 80% AMI	62	5%	35	3%	50	3%	11	1%	8	1%	-54	-4%
80-99% AMI	126	10%	111	9%	112	8%	65	5%	35	4%	-91	-6%
100-119% AMI	227	19%	167	14%	198	13%	119	8%	68	8%	-159	-11%
120-159% AMI	312	26%	314	26%	410	28%	318	22%	192	22%	-120	-4%
>160% AMI	483	40%	595	49%	699	48%	912	64%	590	66%	107	26%
Total	1210	100%	1222	100%	1469	100%	1425	100%	893	100%	-317	
Deed-restricted Single Family Detached												
< 80% AMI	0	0%	0	0%	0	0%	1	6%	0	0%	0	0%
80-99% AMI	0	0%	0	0%	2	13%	1	6%	0	0%	0	0%
100-119% AMI	0	0%	2	13%	6	37%	3	18%	12	63%	12	63%
120-159% AMI	3	60%	12	80%	6	37%	10	59%	6	32%	3	-28%
>160% AMI	2	40%	1	7%	2	13%	2	12%	1	5%	-1	-35%
Total	5	100%	15	100%	16	100%	17	101%	19	100%	14	
Deed-restricted Condo/Attached/Mobile Home												
< 80% AMI	25	31%	9	17%	19	26%	10	14%	11	14%	-14	-17%
80-99% AMI	17	21%	15	28%	21	29%	26	35%	23	29%	6	8%
100-119% AMI	24	30%	19	35%	29	40%	29	39%	26	33%	2	3%
120-159% AMI	13	16%	11	20%	3	4%	5	7%	19	24%	6	8%
>160% AMI	1	1%	0	0%	0	0%	4	5%	1	1%	0	0%
Total	80	100%	54	100%	72	100%	74	100%	80	100%	0	

Source: Multiple Listing Service and Root Policy Research.

Drivers of price increases. The upward pressure on home prices is driven by the incomes of those outside of Summit County who are purchasing homes for second or vacation use, as investments, and/or for retirement. According to an analysis of mortgage loan data (see Figure II-35 in Section II), buyers who originated mortgages for principal residences have significantly lower incomes (\$103,000 median income for the county overall) than second home buyers (\$291,000) and investment property buyers (\$209,000), and this is consistent across years.

This is further demonstrated by Figure III-20, which compares trends in the median income of permanent resident, 2-person households in Summit County with the affordable home price for these households and the average sales prices of units. Median incomes have remained relatively flat, while the amount households can afford has risen due to interest rate declines. Since 2018, the gap between what a household can afford and the actual sales prices of units in multifamily buildings has risen consistently, and the gap widened significantly during 2020.

Figure III-20.
Average Sales Price for Homes in Multifamily Buildings v. Affordability for Median-income 2-person Household, 2007 - 2021



Source: Root Policy Research.

Housing Unit Shortage Analysis

This section estimates current and future housing needs. While analysis of market data provides a broad picture of need, it can obscure the effect on residents most vulnerable to high housing costs and lack of available housing. As such, the housing unit shortage analysis is informed by resident survey data on households who are living in precarious housing conditions; in-commuters who would make trade-offs to live in Summit County; and seasonal workers who are seeking permanent housing solutions. The needs of renters who are cost burdened are addressed through better meeting the needs of these resident groups.

This section begins with descriptions of the main drivers of housing needs and the underlying assumptions used in estimating and projecting needs. It concludes with three 5-year needs scenarios. Those drivers include:

- Needs of residents currently [Living in Summit County](#);
- Needs of [Workers in Summit County](#), including in-commuters; and
- Needs generated by future [Job Growth](#).

The needs scenarios also factor in planned unit development and potential increases in available units through resales.

Living in Summit County. Current needs estimates begin with the needs of residents living in Summit County, including households in precarious conditions, renters needing more affordable units, and renters who desire to own.

Households in precarious conditions. The resident survey asked residents to identify the type of housing they occupied most often during 2022. Among the options were living out of a car; living in a recreational vehicle, camper, or van; living in a tent or open space; and living in a hotel or motel—as well as more traditional options (renting an apartment, living in an owned home). Respondents were also asked if someone lived with them who was sleeping on a couch or the floor, and if they were living in housing in poor or fair condition. These survey responses were used to estimate the total number of Summit County residents experiencing these housing conditions.

Based on the resident survey, it is estimated that:

- 75 to 100 renters are currently sleeping in their cars, generating a need for 37.5 to 50 rental units, at 2 persons per household.
- Twenty-one percent of households in the resident survey said that they are providing housing for someone who is sleeping on a couch or the floor. This is equivalent to 742 people in Summit County who need rental units. At 2 persons per household, 371 units are needed for these residents.

In addition to these renters, an estimated 917 renters are living in housing they report as “poor” or “fair.” Of these renters, 59% are cost burdened and 28% are severely cost burdened. These renters create demand for new units if they are in units that cannot be improved because their landlord refuses or the condition is too poor for rehabilitation. The needs model estimates that 25% of these renters need new units, or 115 units.

Renters needing more affordable units. The housing needs model prioritizes renters living in precarious housing conditions by fully accounting for their needs. For renters who are more stably housed but who struggle with continued rent increases, rental unit production that increases the LTR vacancy rate to 5% would help to stabilize prices. The needs model increases the inventory of LTR at the 80-120% AMI level to add stability; this may also reduce the level of cost burden for >60% AMI renters. This adds close to 250 new units to the LTR inventory.

Working in Summit County.

Seasonal workers. Fifty-six percent of seasonal workers expressed a desire to live and work in the county year around and cannot find or afford such housing; this is equivalent to about 2,500 seasonal workers. The model prioritizes housing units for seasonal workers who are living in the least stable housing conditions—about 25% of all seasonal workers.

Year around workers. Workers who rent and express a “very strong” interest in purchasing deed-restricted homes in Summit County are accommodated through new ownership units. Those who can afford market rate units are assumed to be accommodated without public subsidy. The model also assumes that some of the LTR units freed up by these renters becoming owners are made available to assist with rental needs.

In-commuters. A large share of in-commuters—61% of those responding to the survey—express a desire to rent in Summit County if they could afford housing. Altogether, around 11,500 workers commute into Summit County for work. These in-commuters generate demand for an estimated 1,264 rental units and 2,023 ownership units. Half of these in-commuters have incomes that fall within 51% to 100% of Summit County’s AMI.

New workers. The Colorado Department of Local Affairs (DOLA) projects job growth for Summit County. By 2027, 1,454 new jobs will be created in the county. The model assumes these workers will have a slightly lower ownership rate as currently exists in the county, and that wages by occupation will resemble the relative wage that workers are paid in 2022. New workers will create demand for 688 rental units and 188 ownership units.

New unit production. The model accounts for planned rental and ownership units that have a reasonable chance of being developed in the next 5 years, and excludes units that have been built and for which certificates of occupancy (COs) have been issued. These units are accounted for based on their planned affordability levels.

Resales. The model assumes that some of the 1,572 units for purchase by renters wanting to buy and able to afford market rate units will be available. This number is based on the proportion of survey respondent owners who said they planned to leave the county.

Housing needs estimates. Three housing needs scenarios were developed. Figure III-21 shows a middle-ground estimate of needs for the county, based on the assumptions above. In addition to those assumptions:

- This scenario assumes that only 20% of the LTR units occupied by renters who become owners are available to meet the need for more rental units and that 20% of owners selling and leaving the county will sell to permanent residents.
- It also assumes that 50% of in-commuters needs are met for renters and 25% for owners. Reducing housing needs projected for in-commuters has a large impact on needs.
- This scenario assumes that some of the planned rental units in the 100-140% AMI range will house lower income renters. Those renters would benefit from and prefer those units to overcrowded or unsafe conditions even if they face some level of cost burden. Demand for rental units by very low income renters far exceeds what is able to be met by public subsidies.
- Similarly, the model assumes that a share of sold units priced at 150% AMI and greater will be purchased by moderate income renters using down payment assistance and possible deed restrictions.

The town-level estimates were based on this scenario.

Under this scenario, in the next 5 years, **1,261 new rental units and 1,506 new ownership units for workforce could be absorbed**, or an average of 252 rental units and 301 ownership units annually. These units are *in addition* to what the private market develops for vacation and second home, short term rental, and high end market use. The need could be greater—up to 1,500 new rental units and 2,500 ownership units—if the market continues to convert units that are occupied by workers into short-term and seasonal units.

Figures III-22 through III-26 show needs by town and for the unincorporated area. These needs were determined by geographically allocating the countywide needs based on renters' needs captured in the resident survey; renters who express interest in deed-restricted homeownership; and, for in-commuters, job growth, and seasonal worker units, the concentration of jobs and projected job growth.

In addition to total units needed, by rentership and ownership, the figures show needs *if planned developments are not built*, which increases needs significantly in most communities.

- In **Breckenridge**, five-year needs are concentrated in rental units, mostly for renters earning 31 to 60% AMI. An estimated 426 rental units for workforce could be absorbed in the next 5 years to accommodate in-commuters and job growth. This is driven by projected job growth in the food, accommodations, and recreation industry. On the ownership side, if all planned affordable ownership products are developed, demand for affordable ownership products will be 222 new units and will mostly be driven by renters with incomes between 81 and 140% AMI who rent and hope to buy in Breckenridge. However, the ownership estimates assume that renters have available a share of the higher priced ownership units under development (265 units) and resold (65 units) by current owners—possible only with a softening of interest rate hikes heavy down payment assistance. These estimates assume that 50% of in-commuting renters and 25% of in-commuting owners who express interest living in Breckenridge receive housing. If affordable rental and ownership products are developed beyond projected needs, they are likely to be absorbed by additional in-commuters.
- In **Dillon**, projected housing needs total 167 rental units—mostly for low income renters earning less than 60% AMI—and another 102 ownership units, distributed among 61 and 140% AMI. These estimates assume no planned development; the need could be relieved through redevelopment and new builds of designated affordable and mixed-income developments.
- In **Frisco**, needs total 71 rental units, mostly affordable to 31 to 80% AMI renters, and 150 ownership units, mostly affordable to 81 to 140% AMI renters wanting to own in Frisco. These represent the lower bound need and are contingent upon development of the 159 rental units and 71 ownership units planned to be developed in Frisco; however, not all are entitled.

The ownership estimates assume that renters have available a share of the higher priced ownership units under development and resold by current owners. Although this may be possible with heavy down payment assistance, it is more likely that the ownership needs are closer to 190 units for 81 to 140% AMI renters.

- In **Silverthorne**, needs are concentrated in affordable ownership: 228 affordable ownership units are projected to be needed and affordable to 81 to 140% AMI renters who desire to buy in Silverthorne. In addition, 63 rentals units are needed, mostly affordable to 61 to 80% AMI renters.
- The **unincorporated county**, including Copper Mountain and Keystone, is estimated to absorb about 50% of all need. This is based partially on job generation and mostly on the ability to absorb the needs of in-commuters who want to live in the county and the needs of current renters who are living in poor conditions.

Overall, 552 rental units are needed in the next five years, with the majority of these affordable to 31 to 100% AMI renters. On the ownership side, 817 units could be absorbed, with most generated by current renters in the county who desire to be

owners and are willing to live in deed-restricted housing. These should be affordable to 81 to 140% AMI renters desiring ownership. Of these units:

- In **Copper Mountain**, based on the resident survey and projected job growth, there is demand for approximately 92 rental units and 27 ownership units.
- In **Keystone**, there is demand for approximately 199 rental units and 66 ownership units.

**Figure III-21.
Housing Needs by AMI, Countywide, 2028**

AMI Range	Current and Future Needs				Planned and Available Units			Remaining Needs	
	Living in Summit County	In-commuters	Job Growth	Seasonal Worker Units	Planned Units	Renters to Owners and Resales	Planned Seasonal Beds	5-year Units Needed	Avg. Annual Need
Renters									
0-30% AMI	38	32		65				135	27
31-60% AMI	186	113	293	116	236		20	453	91
61-80% AMI	300	113	281	22	197	36	20	464	93
81-100% AMI	196	211	114	69	254	89		246	49
101-120% AMI	65	81		22	106	38		24	5
121-140% AMI		49		30	122	50		-93	-19
141-150% AMI								0	0
151% AMI+		32						32	6
Total Units Needed	784	632	688	327	914	213	39	1261	252
Total if Planned Units are not Built								2214	443
Owners									
0-30% AMI									
31-60% AMI									
61-80% AMI	182							182	36
81-100% AMI	444	98	48		60			531	106
101-120% AMI	189	98	48		76			260	52
121-140% AMI	248	183	43		52			421	84
141-150% AMI	51	14			52			13	3
151% AMI+	371	112	49		120	314		98	20
Total	1485	506	188		359	314	N/A	1506	301
Total if Planned Units are not Built								1865	373

Source: Root Policy Research.

**Figure III-22.
Housing Needs by AMI, Breckenridge, 2028**

AMI Range	Current and Future Needs				Planned and Available Units			Remaining Needs	
	Living in Summit County	In-commuters	Job Growth	Seasonal Worker Units	Planned Units	Renters to Owners and Resales	Planned Seasonal Beds	5-year Units Needed	Avg. Annual Need
Renters									
0-30% AMI	8	12		26				45	9
31-60% AMI	38	40	104	46	60			169	34
61-80% AMI	62	40	100	9	104	8		99	20
81-100% AMI	40	75	40	27	104	18		60	12
101-120% AMI	13	29		9	30	8		13	3
121-140% AMI		17		12		10		19	4
141-150% AMI								0	0
151% AMI+		12						9	2
Total	162	224	244	130	298	44		426	85
Total if Planned Units are not Built								724	145
Owners									
0-30% AMI								0	0
31-60% AMI								0	0
61-80% AMI	37							37	7
81-100% AMI	91	35	17		52			92	18
101-120% AMI	39	35	17		52			39	8
121-140% AMI	51	65	15		52			79	16
141-150% AMI	11	5			52			-36	-7
151% AMI+	76	40	17		58	65		11	2
Total	306	179	67		265	65		222	44
Total if Planned Units are not Built								487	97

Source: Root Policy Research.

**Figure III-23.
Housing Needs by AMI, Dillon, 2028**

AMI Range	Current and Future Needs				Planned and Available Units			Remaining Needs	
	Living in Summit County	In-commuters	Job Growth	Seasonal Worker Units	Planned Units	Renters to Owners and Resales	Planned Seasonal Beds	5-year Units Needed	Avg. Annual Need
Renters									
0-30% AMI	4	2		3				9	2
31-60% AMI	22	6	16	6				49	10
61-80% AMI	35	6	15	1		2		56	11
81-100% AMI	23	11	6	3		5		39	8
101-120% AMI	8	4		1		2		11	2
121-140% AMI		3		1		3		1	0
141-150% AMI								0	0
151% AMI+		2						2	0
Total	92	34	37	16		12		167	33
Total if Planned Units are not Built								167	33
Owners									
0-30% AMI								0	0
31-60% AMI								0	0
61-80% AMI	10							10	2
81-100% AMI	24	5	3					32	6
101-120% AMI	10	5	3					18	4
121-140% AMI	14	10	2					26	5
141-150% AMI	3	1						4	1
151% AMI+	20	6	3			17		12	2
Total	82	27	10			17		102	20
Total if Planned Units are not Built								102	51

Source: Root Policy Research.

Figure III-24.
Housing Needs by AMI, Frisco, 2028

AMI Range	Current and Future Needs				Planned and Available Units			Remaining Needs	
	Living in Summit County	In-commuters	Job Growth	Seasonal Worker Units	Planned Units	Renters to Owners and Resales	Planned Seasonal Beds	5-year Units Needed	Avg. Annual Need
Renters									
0-30% AMI	5	3		6				14	3
31-60% AMI	27	10	26	10	11			62	12
61-80% AMI	43	10	25	2	11	5		64	13
81-100% AMI	28	19	10	6	33	12		18	4
101-120% AMI	9	7		2	11	5		2	0
121-140% AMI		4		3	92	7		-92	-18
141-150% AMI								0	0
151% AMI+		3						3	1
Total	113	56	61	28	159	29		71	14
Total if Planned Units are not Built								230	46
Owners									
0-30% AMI								0	0
31-60% AMI								0	0
61-80% AMI	25							25	5
81-100% AMI	60	9	4		8			65	13
101-120% AMI	26	9	4		4			35	7
121-140% AMI	34	16	4					54	11
141-150% AMI	7	1						8	2
151% AMI+	50	10	4		59	43		-37	-7
Total	202	45	17		71	43		150	30
Total if Planned Units are not Built								221	44

Source: Root Policy Research.

**Figure III-25.
Housing Needs by AMI, Silverthorne, 2028**

AMI Range	Current and Future Needs				Planned and Available Units			Remaining Needs	
	Living in Summit County	In-commuters	Job Growth	Seasonal Worker Units	Planned Units	Renters to Owners and Resales	Planned Seasonal Beds	5-year Units Needed	Avg. Annual Need
Renters									
0-30% AMI	6	4		6				16	3
31-60% AMI	31	14	37	10	65		20	7	1
61-80% AMI	50	14	35	2		4	20	77	15
81-100% AMI	33	26	14	6	35	11		33	7
101-120% AMI	11	10		2	65	5		-47	-9
121-140% AMI		6		3	30	6		-27	-5
141-150% AMI								0	0
151% AMI+		4						4	1
Total	130	79	86	28	195	26	39	63	13
Total if Planned Units are not Built								297	59
Owners									
0-30% AMI								0	0
31-60% AMI								0	0
61-80% AMI	22							22	4
81-100% AMI	55	12	6					73	15
101-120% AMI	23	12	6					42	8
121-140% AMI	30	23	5					59	12
141-150% AMI	6	2						8	2
151% AMI+	46	14	6		3	39		24	5
Total	183	63	24			39		228	46
Total if Planned Units are not Built								228	46

Source: Root Policy Research.

**Figure III-26.
Housing Needs by AMI, Unincorporated County, 2028**

AMI Range	Current and Future Needs				Planned and Available Units			Remaining Needs	
	Living in Summit County	In-commuters	Job Growth	Seasonal Worker Units	Planned Units	Renters to Owners and Resales	Planned Seasonal Beds	5-year Units Needed	Avg. Annual Need
Renters									
0-30% AMI	14	12		25				51	10
31-60% AMI	68	43	110	44	100			165	33
61-80% AMI	110	43	106	8	81	16		170	34
81-100% AMI	72	79	43	26	81	39		100	20
101-120% AMI	24	31		8		17		46	9
121-140% AMI		18		11		22		8	2
141-150% AMI								0	0
151% AMI+		12						12	2
Total	287	238	259	125	262	93	0	552	110
Total if Planned Units are not Built								814	163
Owners									
0-30% AMI								0	0
31-60% AMI								0	0
61-80% AMI	87							87	17
81-100% AMI	213	37	18					268	54
101-120% AMI	91	37	18		20			126	25
121-140% AMI	119	69	16					204	41
141-150% AMI	24	5						30	6
151% AMI+	178	42	19			138		101	20
Total	713	191	71		20	138		817	163
Total if Planned Units are not Built								837	167

Source: Root Policy Research.

SECTION IV.

FOCUS GROUP FINDINGS

SECTION IV.

Focus Group Findings

Focus group discussions were conducted with three distinct groups to support the Summit County Housing Needs Assessment (HNA):

- Employers of a diverse set of industries and representing small and large businesses;
- Seniors and persons with disabilities; and
- Spanish speaking residents.

This section describes the primary findings from those discussions.

Methodology

Focus groups are discussions, generally with 12 to 15 people, that explore particular issues in depth. Attendees were made aware of the groups through trusted organizations—Mountain Dreamers, Staying in Summit (SIS), Timberline Adult Care, Summit County Senior Center, and the Summit County Chamber of Commerce.

The focus groups conducted to support the HNA complemented the resident survey through nuanced discussions about residents' and employees' experiences finding and keeping housing; housing preferences; overcrowdedness and safety in housing; accessibility in housing; and supportive services and long term care needs. Employers discussed challenges their workers face finding housing and how that affects their ability to recruit and retain staff.

The employer focus group was conducted on May 22nd. The seniors focus group was conducted the morning of April 3rd at the Senior Center. Two Spanish speaking focus groups were conducted at Dillon Valley Elementary School on the evening of April 5th.

A total of 60 residents and business owners participated in focus group discussions.¹

Resident and Employer Profile

Employers participating in focus group discussions represented Arapahoe Basin, Copper Mountain, Vail Resorts, Breckenridge Grand Vacations, 1st Bank, Vail Health, Centura, Village at Copper, Xcel Energy, staff of Towns, independent mortgage brokers, and the

¹ 43 residents—30 Spanish speakers and 13 seniors—and 17 employers.

Chamber of Commerce. Altogether, these employers represented more than 5,000 employees, with about 2,500 of those seasonal workers.

The seniors and persons with disabilities group included full- and part-time workers, active volunteers, and retirees. Many are long-time owners in the county who occupied their homes full time upon relocating to the county for retirement. When employed they worked as teachers, accountants, engineers, real estate agents, and for the public sector. They have lived in Summit County full time for a range of 2 to 15 years. Many are active volunteers and support immigrant services, arts and culture, and faith-based organizations.

Three attendees were employed by the Timberline Center and owned homes outside of the county or rented within the county.

Longtime Spanish-speaking residents noted they have been in the county for 5 and up to 20 years and they tend to come from Mexico. Newer residents who have arrived in the county within the past year were more likely to originate from Nicaragua and Argentina.

Employer Perspectives

On average, about 10% of positions with major employers in the county are unfilled. Most attributed this to lack of affordable housing. Seasonal positions are the most difficult to fill if employers are not providing housing for these workers.

Employers expressed the most concern around housing for middle management workforce (generally earning between \$60,000 and \$100,000/year). Employers need housing to recruit these employees; the dormitory-style housing that accommodates seasonal workers is not meant for permanent middle management workforce. Some employers said that housing is a concern for *all employees*, regardless of income.

It is critical that new employees find rental housing in the first 90 days after accepting a job; otherwise, they will leave. Several employees had new workers quit and take jobs in Grand Junction or the Front Range because they could not find housing.

Another critical juncture is the two year mark. This is typically when employees have decided to stay in Summit County and begin to look to buy homes. If they feel they have a very low chance of purchasing in the county, they may look outside of the county and then leave for jobs closer to their homes. They may also try to obtain deed-restricted housing through the lottery, but it is oversubscribed. They may feel it is too risky to wait for a deed-restricted home.

“The first thing we discuss in onboarding is housing. Everyone will ask for housing, regardless of their income.”

Income thresholds. Employers need to pay competitively to attract workers, and the Area Median Income (AMI) limits used to qualify renters and buyers for affordable housing lag wage increases. Complexes that set eligibility at 60% AMI “eliminate 90% of our employees.” Once employees combine incomes, they cannot qualify for publicly subsidized units.

“The problem is that units are being built for 60% to 110% AMI...but demand is below and above that range.”

Workforce rentals. Most resort employers said they are close to meeting the demand for entry-level, seasonal beds. It’s when employees leave employer-provided housing that they struggle, and most employers are unsure of where their employees find housing beyond master leases that some employers maintain.

The most common solution for employers is master leasing, and all major employers have master lease programs.

Many employers said that master leases for non-seasonal workforce are becoming harder to find: employers typically individually contact condo complexes and ask if owners would be willing to lease to employees. The going rate for master leased units is \$1,100/bed/month; employers subsidize these rates to get them to an affordable price for seasonal workers (generally a subsidy of \$400/bed/month).

Owners are increasingly less likely to master lease because they can make double the revenue off of STRs. Some employers have had master lease owners leave their programs and convert to STRs or raise their asking rate: one employer shared that they had an owner offer to long term lease a studio for \$4,000 per month. Owners increasingly expect long term leases to be economically equivalent to STR revenue, to help them recoup the higher mortgages they are paying to acquire the units. STRs are also attractive to owners because they allow owners to still spend time in the property.

“I find it ironic that we are now converting hotels into workforce housing...in response to long-term rental units being converted to short-term/vacation use.”

Many of the county’s larger employers have part- or fill-time staff solely dedicated to running their housing subsidy programs and managing the units they own and rent. Some also offer community, personal (mental health, personal finance), and housing navigation services.

Deed-restrictions and ownership. Some employers feel that deed restricted products “don’t work” for workforce. Some employees have been told they earn only \$1,000 too much over the AMI threshold! Many employers expressed that it would be ideal to have some latitude and flexibility in income eligibility.

Alternatively, single employees who want to buy cannot qualify for deed-restricted housing because their incomes are too low (\$80,000 per year).

Others view deed-restricted products as a reasonable solution when calibrated properly. They feel that concerns about depressed equity gains are overblown and that owners of deed-restricted units can find other ways to invest to gain wealth.

Many employers expressed frustration at the place of work requirements in covenants. If an employer site is across the street from a town—but they are located in another town or the unincorporated county—their staff is ineligible.

“Stringent place of work requirements on deed-restricted homes...is inconsistent with how labor markets function. Deed-restricted homes should be available for workers throughout the county, not restricted to the town in which they work.”

Many employers took issue with the way some deed-restricted properties are resold, feeling that they should go back through a lottery process.

If an employee cannot qualify for affordable units because they earn too much, their only option is market rate for-sale housing. For workers who want to buy, the gap between deed-restricted housing and market rate for-sale housing is much too wide. Market rate housing is rarely a solution for workforce.

“Many staff make too much to qualify for deed-restricted for-sale housing but their incomes are way under for market rate housing. This is especially true of families.”

Many employers expressed the need for a for-sale product priced in between deed-restricted and market rate. This product would be targeted to middle management workforce and to families. The Housing Helps program helps meet this need and is very helpful for workforce who are close to being able to afford market rate homes. The generous down payment programs offered by towns and the county are also incredibly helpful and much better than those offered by the state.

Most employers said they are more incentivized to provide rental housing subsidies than for-sale housing subsidies because they can be sure that the occupants are employees. In some cases, when employers have subsidized deed-restricted for-sale housing, employees have quit—leaving the employer with a lost unit of workforce housing and subsidy.

Interest in becoming development partners. Many employers could and would develop more affordable housing if there were local and state incentives to do so. Several employers mentioned the desire to move into development partnerships where they provide capital in exchange for a set aside of units for their employees. Other employers own land but do not have capital to contribute and are unable to find development partners.

One employer sees a solution in development of a large apartment community, with units shared among employers in the county—from small businesses to large operations. Others see a solution in mixed-income for-sale products. Employers also hope that the Lake Hill site is master planned soon—and expressed some frustration with the delay in finding infrastructure and transportation solutions. This could add a significant amount of workforce housing.

One employer is concerned that the lack of workforce housing poses a broader risk (than economic) to county operations, noting that bus operations, CDOT operations, and public safety are all understaffed.

Creative solutions. Many of the county’s larger employers have tried unique solutions to find housing for their employees. Some have incentivized current employees who are own to open up an unused bedroom to other staff.

Some employers struggle with what is best to offer to ensure they are treating all employees fairly.

Many employers supported the concept of prioritizing housing for essential workers—including health care workers, behavioral health care staff, public works (water, sewer, sanitation), energy workers (power grid responders), teachers. They feel that new affordable housing with public subsidies, including deed restricted housing, should prioritize these workers, who have some of the most challenging jobs in the county.

“[We] really need to evaluate how we are prioritizing who occupies subsidized housing.”

Many employers expressed frustration at how the lottery system works for deed-restricted ownership units.

Recommendations and solutions. Solutions and recommendations for the county and local governments that were discussed by employers included:

- **Build more Wellington and Peak One neighborhoods**—affordable single family homes for families.
- **Build more employer-owned and/or master leased rentals.**

- **Continue the generous down payment assistance programs** offered by towns and the county.
- **Create a housing resource coordinator office**—a “one stop shop” for housing applications and resources—that all employers could use.
- **Make all affordable housing eligibility criteria consistent** to lessen the confusion about what a household can qualify for and to streamline the application process.
- **Add flexibility in the deed-restrictions for place of work.** Allow deed-restricted housing to be occupied by workers in the county overall (v. a specific town).
- **Impose a vacancy tax** on unoccupied housing units and/or and **raise the tax on STRs** and use the revenue to build dedicated workforce housing.
- Require **accessory dwelling units be used as long term rentals.**
- **Prohibit redevelopment of affordable housing**, including mobile home parks, into market rate housing or **impose significant inclusionary zoning requirements** on the redeveloped property.

Resident Perspectives

Living in Summit County. Seniors said they chose to retire in the county for the high quality of life, access to the outdoors, and the county’s reputation as a generous community. However, they have seen their neighborhoods eroded by conversion of units into vacation use: **“These empty houses drive me crazy!”**

Seniors are frustrated with the lack of opportunity to age in place in the county. They specifically mentioned a huge shortage of in-home care, lack of memory care and a physical therapy or rehab center—and no assisted living facilities in the county.

“[The county should] honor the seniors who have put so much into this community.”

Staff at the Timberline and Senior Center expressed their frustration at not being able to become homeowners in the county. Some had household incomes that exceeded the AMIs for deed-restricted housing, yet could not afford private market prices or manage the costs of an affordable fixer-upper.

Spanish-speaking residents who have been in Summit County for decades as well as newcomers all agreed that employment opportunities were the main draw to the county. Members from the group have very high labor force participation; some work in education and social work and most tend to work in the hospitality industry—in occupations such as housekeepers, waiters, and cooks— and the construction industry.

Those that have lived in Summit for several years all feel a big sense of community in Summit and they consider the county their home. Main reasons they wish to continue to live in Summit County include:

- Low crime in the county;
- Green spaces and opportunities to enjoy nature;
- High quality of schools and activities available to their children; and
- Abundant employment opportunities.

Longtime residents feel housing used to be manageable before the pandemic but in the past several years the lack of affordable housing accelerated. These residents feel they are being pushed out of the county and residents that arrived recently noted they find it extremely challenging to find stable housing options. Many of them have to double up to afford housing and others have to hold multiple jobs to make ends meet; it is not uncommon for households to have 7 to 10 people. There is perception among residents that the increase in short-term rentals (STRs) has made the situation worse and that STRs place a significant displacement pressure on their community.

A participant noted that the workforce community feels that **“The County is closing the door on us.”**

Housing affordability. Residents were asked about what they could afford to pay for rental or for-sale housing, as well as the ideal number of bedrooms, baths, and parking spaces. Responses ranged from:

Rental pricing

- \$700 to \$1,300 for a studio or 1-bedroom unit with 1 bathroom, and housing 1-2 people;
- \$1,200 to \$1,800 for a 2-bedroom, 2-bathroom unit, housing 4 people and with 3 parking spaces;
- \$3,500 to \$4,000 for a house with 4 bedrooms and 3 bathrooms.
- Per-person rents should range from \$600 to \$1,000 per person.
- In addition to adequate parking, access to a grill or a place to put a grill is important.

For sale pricing

- Three bedroom, 2 bathroom units are most desired, with 2-3 parking spots;
- Price range should be \$300,000 to \$800,000—with a median of \$500,000.
- Desired amenities include proximity to a bike path and a small backyard or area for children to play.

Attendees with real estate knowledge expressed that price increases are driven by increased demand and wealth from out-of-county and out-of-state buyers. The competition of units is more than just local, and locals have a very hard time competing with such buyers.

Senior and accessible housing. Senior attendees and attendees with and representing people with disabilities supported development of an assisted living facility in Summit County. The closest facilities are in Eagle County, Jefferson County, and Boulder County. Attendees prioritized senior independent and assisted living over nursing care, noting that nursing care is less of a demand.

Building an accessible, independent senior living community could free up units for workforce. It is increasingly difficult for seniors to manage the stairs that are so common in Summit County condos. Many desire a transitional community, with both independent living and assisted living.

“I would be happy to sell my condo at an affordable price if it could help [the community] and move into something that would be better for me.”

Several attendees described a vision of a multi-story facility with increasing levels of care by floor.

Timberline staff noted that they have clients who need to shower at their facility because their homes do not offer accessible showers.

Housing instability. Among longtime residents, rent increases have accelerated in the past years and many have had to move. In the past five years, some residents have had to move up to 5 times. Main reasons for displacement included:

- Rent increasing to an unaffordable level. Residents noted rent increases of up to \$300 in monthly rent per person;
- Because their lease was not renewed; or
- Because the owner of the unit wanted to sell.

Residents noted that housing instability is very detrimental for their children, who experience increased levels of anxiety. Some have had to move far away and commute from places like Leadville to work in the county. Others noted they are given a very short notice when they are displaced: A couple in attendance shared they had been given one week to find a new rental place by their current landlord.

Among newcomers housing conditions are very unstable. Most of them rely on personal networks to find housing and many end up in severely overcrowded conditions where they pay rent month to month without a lease or a clear living arrangement, paying up to \$400 per person to stay in a shared space (such as a living room). Some live under such

conditions with their infants. Others feel they are stuck living in hotel rooms for months at a time, without access to proper cooking facilities, which increases their food costs.

Barriers to housing access. All residents noted that finding housing is very difficult in Summit County. In addition, the immigrant community faces unique challenges compared to the non-immigrant population. The main barriers discussed were:

- **Deposits and fees**, security deposits plus first and last month's rent can range from \$4,000 up to \$12,000. In addition, residents have to pay for application fees and background check fees, which are non-refundable.
- **Credit checks** present a large barrier among newcomers who do not have a credit history in the U.S. and among longtime residents who are undocumented or who do not have the financial literacy to navigate the credit system. Some participants mentioned that **due to their lack of credit history they have been asked for deposits equivalent to one year of rent.**
- **Lack of social security number** presents a major barrier to finding housing among newcomers and undocumented residents. Some participants noted that they tried to apply for deed-restricted, for-sale housing in Smith Ranch in Silverthorne but were told they needed a social security number. They expressed an interest in deed-restricted homes—but don't feel that they can qualify.

Recent immigrants working in occupations such as housekeeping generally meet income restrictions for affordable units, but they believe they cannot apply for such units due to lack of a social security number; they also face language barriers that prevent them from applying and/or are not aware of the availability of the units.

- **References and background checks.** Many landlords are now asking for references and documentation of rental history, but many immigrants rent from personal networks and do not have formal leases that can prove they have had a stable rental history.
- **Children.** Participants noted landlords prefer not to rent to tenants with children. They shared several anecdotes of feeling they were being treated differently when the potential landlord learned they had children. If they note in a rental application that they have children, they are less likely to get a call back from the landlord.
- **Language.** Participants also noted that not speaking English leaves them at a disadvantage when looking for housing. It also makes it very difficult to fill in the paperwork correctly and communicate with potential landlords. They noted that landlords will not call back someone they believe to be a monolingual speaker.
- **Lack of financial products that work for the immigrant population.** Longtime residents who wish to transition into homeownership but do not have a social security number find it very difficult to get a mortgage. They feel there are no lenders for the immigrant population and although some lenders approve loans using

ITIN² (identification numbers in lieu of a social security number), finding those financing options is hard and they come with higher down payment requirements and higher interest rates.

Participants noted that they would love the opportunity to purchase a deed restricted home, since their desire is to stay in the community for a long time. They do not care if the deed-restriction prevents them from gaining equity. They perceive obtaining financing as a significant barrier to obtaining a deed-restricted home.

- **Income limits.** Among longtime residents who work in higher paying occupations such as construction, income limits on rental units present a barrier to affordable housing units.

On an hourly wage of around \$25 an hour, they surpass the income limits for income restricted units but are unable to find something they can afford at market rates. Some participants specifically mentioned trying to get a unit in the Alta Verde development in Breckenridge and being disqualified due to income limits. Residents perceive that many applicants underreport their income or ask for work hour reductions in order to qualify for such units.

- **Income requirements.** Some participants also noted that although their income is too high for income restricted units, they often do not meet the minimum income requirements in market rate units. Income requirements (such as earning 3 times the monthly rent) prevent them from qualifying for such units.
- **Occupancy code.** Some participants also noted that the only way they can afford to live in the county is by doubling up, which tends to violate occupancy limits. Some shared that employers are facing more pressure to house their workers in order to retain them, particularly in the restaurant industry. However, this leads to employers housing workers beyond occupancy limits and when the occupancy code is enforced, workers are displaced. Attendees mentioned peer workers who quit their positions and moved to Grand Junction because of occupancy enforcement.

The tight housing market with low vacancy rates combined with the barriers listed above presents an opportunity for opportunistic behavior. Residents noted that the current housing environment incentivizes predatory practices. For those who have a stable rental situation, high housing costs incentivize them to sublet to people who do not qualify for a unit. They can earn up to \$3,000 in monthly profits. Renters who are subletting are at risk of displacement if they are breaking the terms of a lease. They are also unlikely to request maintenance and repairs to the units because they fear landlords will raise their rent. To avoid this, they make the repairs themselves.

² An ITIN, or Individual Taxpayer Identification Number, is a tax processing number only available for certain nonresident and resident aliens, their spouses, and dependents who cannot get a Social Security Number (SSN). It is a 9-digit number, beginning with the number "9", formatted like an SSN (NNN-NN-NNNN).

In addition, participants noted that there is a lot of abuse from property management companies and the owners of the properties do not seem to know. For example, they noted that rules and restrictions on pets seem to only apply to non-White residents in LIHTC properties.

Finally, they noted a significant increase in the number of fake rental unit publications online that aim to scam people.

Future housing plans. When asked about their future housing plans, residents shared that they would like to continue to live in Summit County, but long time renters feel they can only afford to buy a house in places like Leadville, where mobile home lot rents are cheaper than in Summit, at around \$600 a month. They shared that they used to think buying a mobile home in Summit County was attainable, but that is no longer the case. A participant shared that mobile homes that used to sell for around \$80,000 are now going for \$200,000 or more on top of lot rents of up to \$1,300. In addition, they are afraid of displacement from the mobile home parks if they do own a mobile home.

Some mentioned that if the housing situation continues, they will have to move to Grand Junction, Pueblo, or Denver. Those with children noted that they will try to stay in the county until their children grow up because they feel this is a great community in which to raise children. However, in the long term they feel that their children will leave Summit County when they become adults and they will also have to leave to find a more affordable place where they can retire.

Services, infrastructure, education, and other needs. Residents also discussed their experience with supportive services, infrastructure, and transportation. They noted that the food bank is very helpful and they like the quality of the schools.

Seniors commonly expressed concern about the very limited in-home care in the county. They described a system with one reliable care provider, who struggles to find reliable staff. Churches often “step up” and help, but it is not their core function.

They also noted they like having access to the free bus but feel it caters to the tourists more than to the workforce. For example, they highlighted the need for better bus routes that go into the mobile home park communities. They also mentioned that the Summit Stage used to run every 15 minutes but now it runs every hour; therefore, workers have to leave 2 hours earlier to get to work by bus.

Seniors also mentioned frustration with the “shrinking” bus routes and frequency.

They also noted the need for better sidewalks and snow removal for pedestrians—including K-12 students. For example, access to Summit High School lacks appropriate sidewalks and snow presents a barrier for students who wish to walk to school. In addition,

the bus does not match the school hours. The schools in Summit County serve a lot of new immigrant children who would benefit from better transportation options to school.

Parents of children attributed enrollment challenges to lack of transportation, as well as lack of motivation for older children to remain in school when they can contribute to household earnings through work. Parents attending the focus group noted that the school bus has become very competitive and that there is now a waitlist for school bus services since there is a shortage of school bus drivers.

Residents also noted the need for better/more streetlights particularly in mobile home park communities and in Silverthorne.

The lack of public transportation that can reliably be used to get to work and school leads households to rely on private vehicles to meet their transportation needs. Therefore, households have a higher need for parking spaces.

“We need 3 workers in the household to afford housing. Everyone needs a car to get to work...but we have only one parking spot available through our rental unit.”

Many noted the parking situation is particularly challenging in Keystone, where parking fees are high (up to \$300 a month per vehicle). The area is more aggressively putting boots on cars without warning, which can cost \$140 to remove. Residents noted getting boots when they were visiting friends or family and had just been parked for a couple of hours, particularly in Orofino and Dillon Valley West Condominiums. Residents see these actions as predatory.

Finally, residents are grateful for the services they receive from local nonprofits like FIRC, but feel that some organizations are oversubscribed and reluctant to continue to help residents served in the past. In addition, many of its programs are earnings based and they are unable to help residents who exceed the income limits but have severe needs, particularly due to medical emergencies.

Recommendations and solutions. Solutions and recommendations for the county and local governments that were discussed by resident participants included:

- **Build more housing that is affordable and available to the workforce** and is not used for short-term rentals (STRs). Residents feel the stock of housing available to permanent residents is being replaced by STRs and the county should limit the extent to which this happens. Seniors are very concerned about the number of people in Summit County, including workforce, who are living out of their cars.
- **Support a senior living community with accessible independent living, assisted living, and tailored levels of care.** Such a facility would “give back” to the seniors who have invested in the Summit County community and provide a higher level of care for aging seniors and persons with disabilities. It would also free up housing stock that is currently occupied by seniors. Ideally, such a community would

consist of patio homes/accessible townhomes, an accessible living structure with tiered levels of care, and a cooperative/cohousing option.

- **Raise revenue from STRs and vacant properties to increase affordable inventory and down payment assistance or mortgage points buydown.** Some attendees wanted to tax STRs more aggressively, and many favored caps on the STR licenses. Some attendees proposed a vacancy tax. Others acknowledged that while STRs have hurt locals' access to housing, there is not an easy solution to prevent conversion of units into STRs in rural resort areas. Many attendees agreed that such taxes should be used to create more affordable units and/or higher levels of down payment assistance or a buydown of mortgage points to lower the monthly payment.
- **Continue to incentivize property owners to rent to workforce** (v. short term rent or leave units vacant). This could include state tax incentives for property owners, including small/non-corporate owners, who commit to master leases of rental units to employers.
- **Increase housing navigators and outreach targeted to the Hispanic community.** There is a high need for education on how to navigate the housing market among the Hispanic community. Participants noted they would like to learn how they can work to meet all rental requirements but need access to the information in Spanish. Having access to trusted housing navigators that can help them with the application process for rental units in Spanish would be very beneficial for the community. They also noted that having Flyers in Spanish would be a good place to start. They explained that new immigrants feel they do not have the right to reach out and ask for the services and that they would benefit from affirmative marketing that clearly communicates which services they can access and how to access them. In addition, even longtime Hispanic residents feel the Hispanic community is not involved in decision making around housing investments, but they need access to information in Spanish to speak up have their voices represented on decisions around affordable housing, so the design and requirements of such projects meets the needs of their community.
- **Invest in shared equity programs or rent to own programs.** Residents noted that they feel their prospects to become homeowners in the county are very low, they feel shared equity homeownership programs and rent to own programs can be an effective way to reduce the gap between what they can afford to pay for a mortgage and the market cost. They feel such programs would shield them from constant rent increases and allow them to stay in the community in the long term.
- **Invest in displacement prevention programs.** Residents feel very anxious about being able to stay in the community. Even the ones who have year long leases feel they will be displaced at the end of the lease and wish they had access to longer term leases. For example, residents noted that they have heard the Blue River apartments in Silverthorne are going to market rate and current residents will soon be displaced due to rent increases.

- **Invest in programs that fit the unique needs of the community.** Residents noted that new immigrants do not know how to build credit without a social security number and would benefit on financial literacy and guidance on building credit using their ITIN number. They also noted that housing programs would benefit them if they catered to the needs of residents who do not have access to a social security number or credit history, but they are not aware of any current programs that offer more flexibility around such documentation. In addition, many adults in the community are still striving to complete their education in order to qualify for better jobs and learn English, and housing programs that do not have any exceptions to their work requirements force residents to choose between affordable housing and education investments.

SECTION V.

SURVEY FINDINGS

SECTION V.

Survey Findings

This section reports the findings from the resident survey conducted to support the Housing Needs Assessment. It explores residents' current housing situations, housing and affordability challenges, and housing preferences. The Summit Combined Housing Authority and Root Policy Research who designed and analyzed the survey, are grateful to the residents who shared their experiences and perspectives by participating in this survey, in addition to Mountain Dreamers, who distributed the survey to Spanish speaking residents.

Methodology

The survey was available online and in paper format to people who:

- Live and work in Summit County;
- Live in Summit County and work outside of the county, including remote workers;
- Live in Summit County and are retired;
- Commute into Summit County for work; and/or
- Work seasonally in Summit County.

People who own a home in Summit County which they use primarily as a second/vacation home or an investment property and who do not live or work in the County are not represented in this survey.

The survey was available in both English and Spanish. Valid surveys were received from 2,284 residents with 1,810 completed in English and 474 completed in Spanish.¹

Sampling. A random sample is a sample in which each individual in the population has an equal chance of being selected for a survey. Survey takers are typically invited to take the survey through a text message or phone call. These types of surveys are costly to administer, particularly in less densely populated areas.

¹ For the purposes of this section, "valid" means that the survey did not appear to be completed by a "bot." The term bot refers to a script or program that is written to populate surveys with fake responses, often in an attempt to collect compensation. Surveys completed by bots were identified by examining the time taken to complete the survey, repeat IP addresses, and inconsistent responses.

The Summit County housing survey was not conducted using a random sample. Instead, the survey was promoted through community networks. The survey was promoted through:

- Town and county social media;
- Through flyers with QR codes in recreation centers, the senior and community center, and local markets;
- Posted on town and county websites;
- Advertised in local newspapers and local radio stations; and
- Circulated by employers.

The self-selected nature of the survey means it is not a true random sample; however, important insights and themes can still be gained from the survey results.

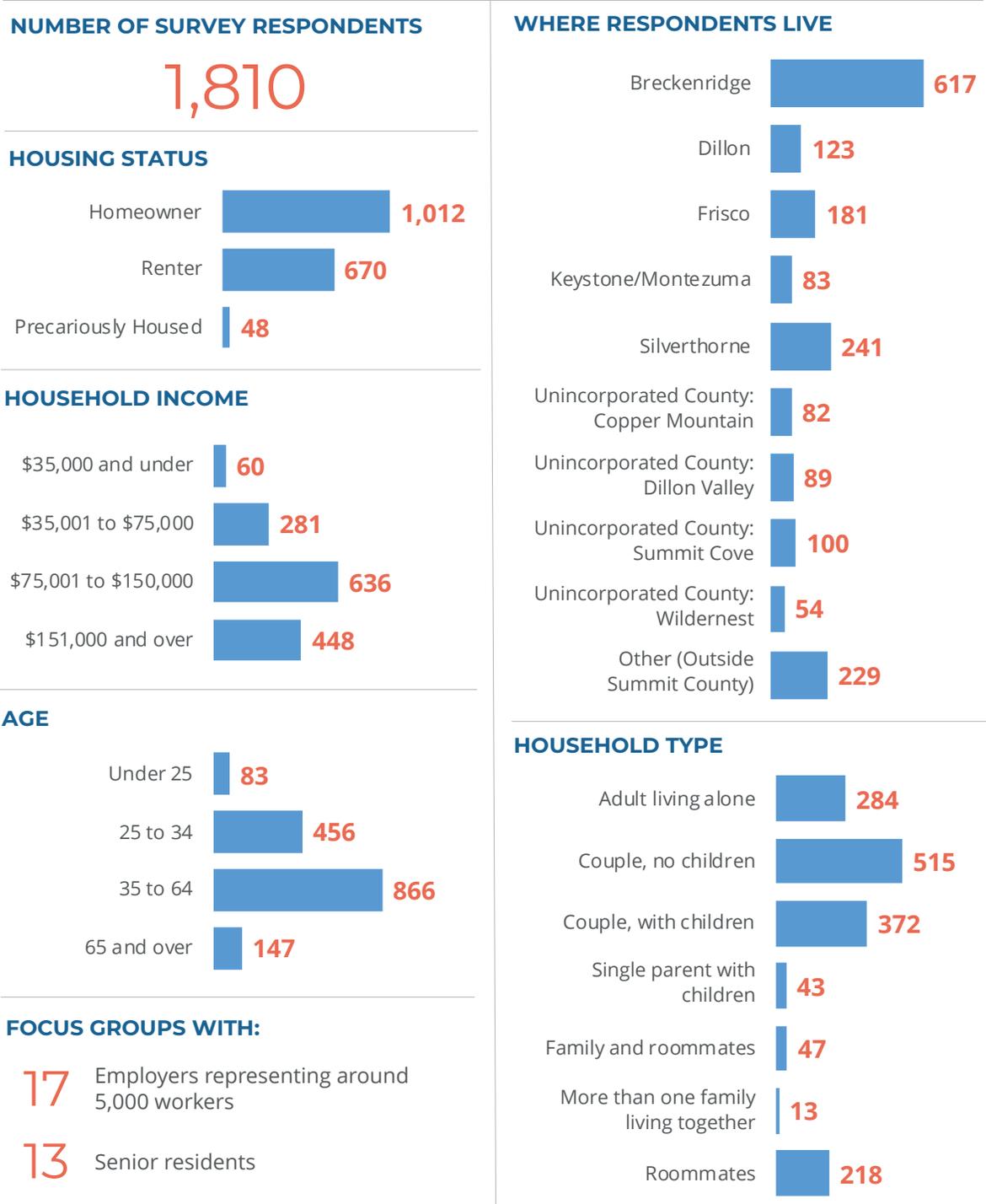
One of the primary objectives of the survey was to gather responses from the County’s Hispanic community—a demographic group whose needs are often underrepresented in standard housing needs analyses. With the assistance of Mountain Dreamers, this objective was met: 474 surveys were completed by Spanish-speaking residents. Overall—considering both the English and Spanish surveys—24% of respondents identified their ethnicity as Hispanic. Overall, the data provide a rich source of information about households and their housing needs.

Sample size note. When considering the experience of members of certain groups within jurisdictions, the sample sizes are too small ($n < 20$ respondents) to express results quantitatively. In these cases, we present the survey findings as representative of those who responded to the survey, but the magnitude of the estimate may vary significantly in the overall population (i.e., large margin of error). Survey data from small samples are suggestive of an experience or preference, rather than conclusive.

Demographics. Figures V-1 and V-2 show the demographics and geographic distribution of survey respondents by language. English speaking respondents are much more likely to be owners (58%) compared to Spanish speaking respondents (8%). Spanish speaking respondents are more likely to have household income below \$75,000 (86%) compared to English speaking respondents (24%) to be younger (46% under age 35 v. 35%) to have children (51% v. 38%) and to have shared living arrangements including families and roommates and more than one family living together (21% v. 4%).

Figure V-1.
Housing Survey Participants, English

ENGLISH HOUSING SURVEY BY THE NUMBERS

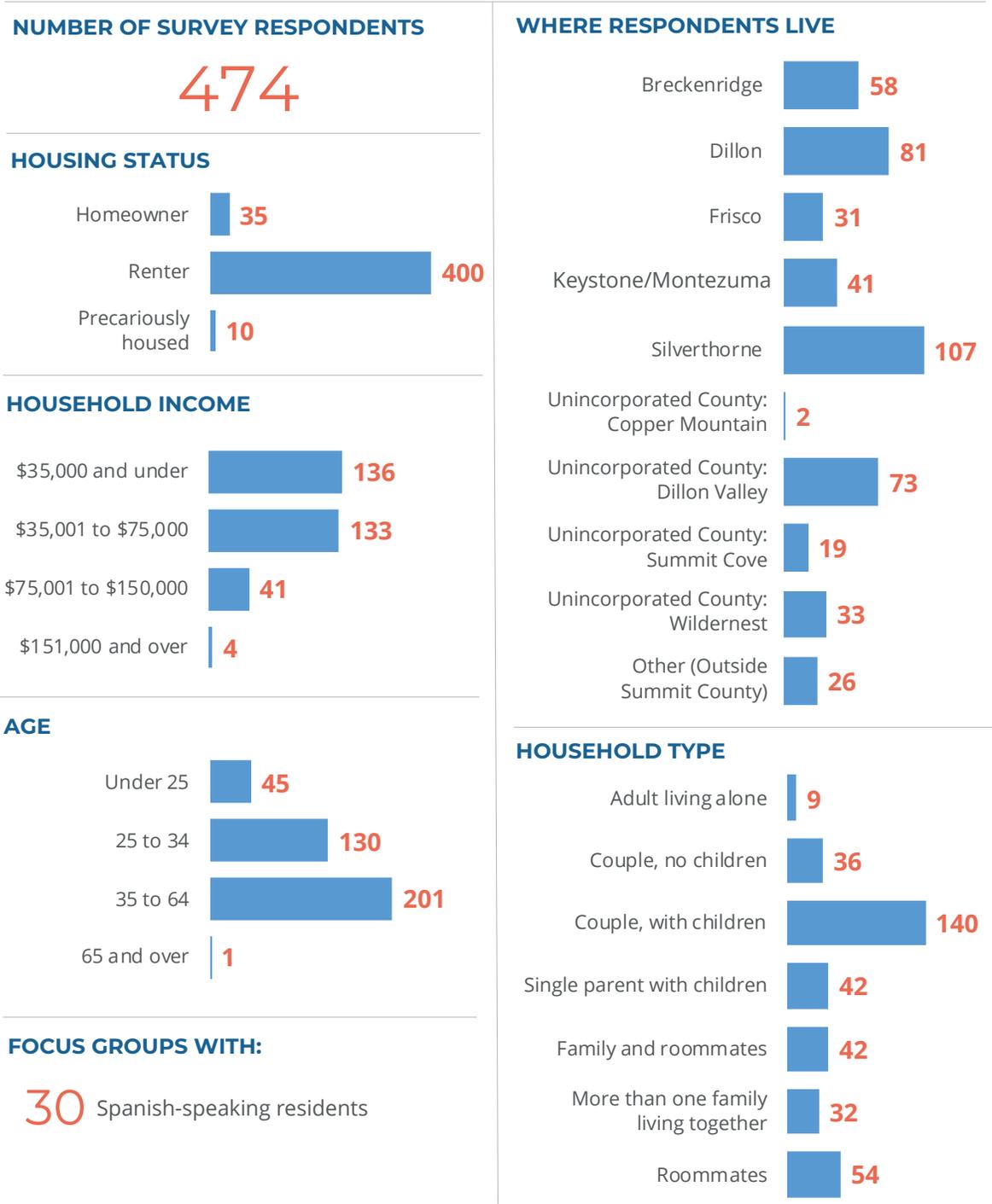


Note: Numbers do not aggregate either due to multiple responses or that respondents chose not to provide a response to all demographic and socioeconomic questions.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-2.
Housing Survey Participants, Spanish

SPANISH HOUSING SURVEY BY THE NUMBERS

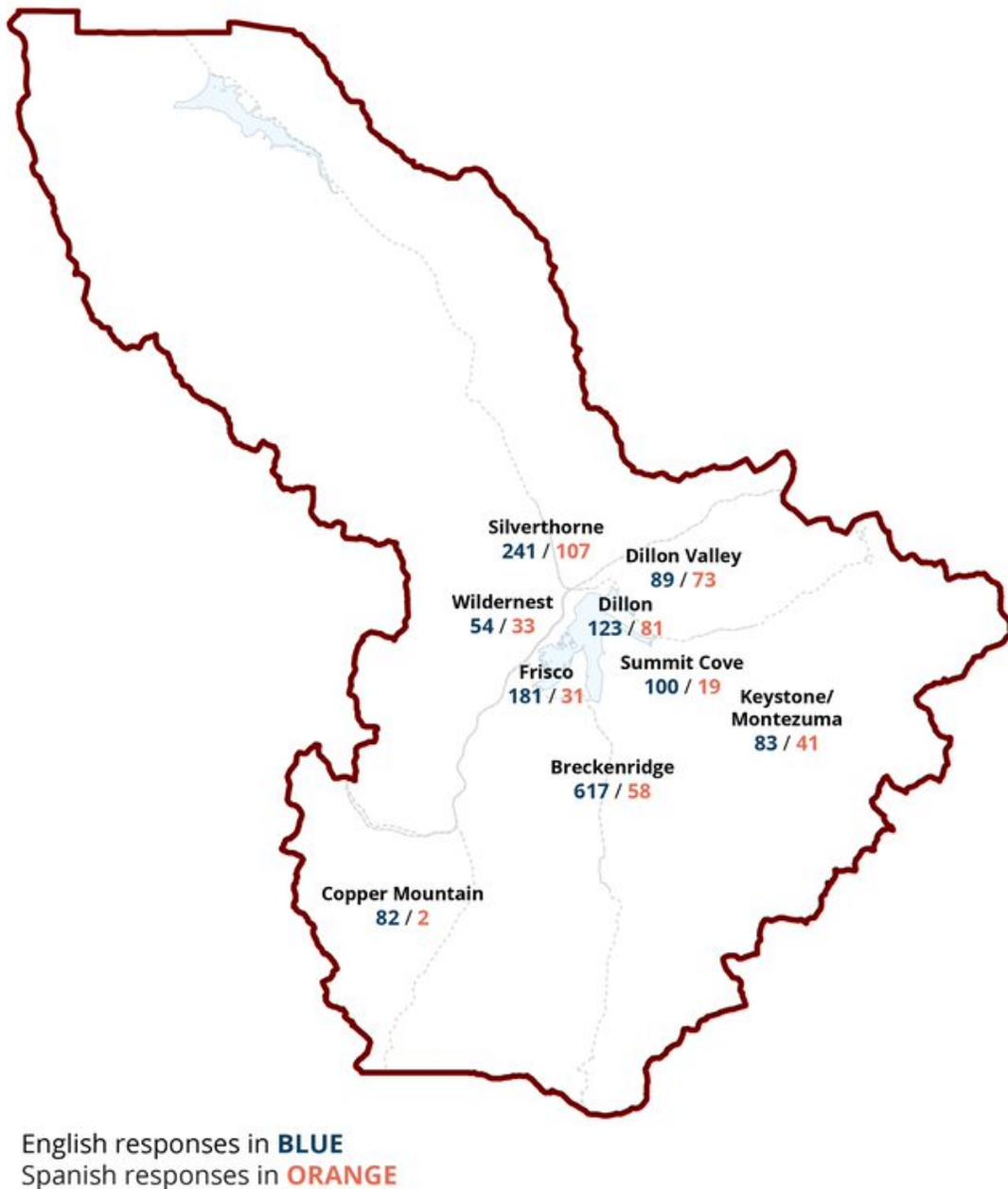


Note: Numbers do not aggregate either due to multiple responses or that respondents chose not to provide a response to all demographic and socioeconomic questions.

Source: Root Policy Research from the Summit County Housing Survey 2023.

As shown in the map in Figure V-3, Spanish speaking respondents are also more likely to live in Dillon, Keystone/Montezuma, Silverthorne, Dillon Valley, and Wilderndest.

Figure V-3.
Geographic Distribution of Respondents



Source: Root Policy Research from the Summit County Housing Survey 2023.

Explanation of terms used in this section. Terms that will be used throughout this section include:

- “Household income” includes the aggregate income of all members of a housing unit—e.g., the combined income of a married couple, or the combined income of all roommates. “Individual income” is the income of one worker only.
- “Precariously housed” includes residents who are currently living out of their car, in a recreational vehicle (RV) or camper or van, or in a tent, and respondents staying with friends or family.
- “Tenure” in the housing industry means rentership or ownership.
- “Seasonal worker” is a respondent who is living in the county because they are working a seasonal job.
- “Out-commuter” is a person who lives in Summit County and leaves the county for work. “In-commuter” is a person who lives outside of the County and commutes into the county for work.
- “Not employed” is a Summit County resident who is retired or not working—for example, because they are stay-at-home parent or caregiver, because they are unable to work, because they do not need to work, or because they are unemployed and looking for work.

Primary Findings

Primary findings from residents’ perspectives and experiences include:

Housing Needs

Overcrowding. Seventeen percent of respondents in the county lacked sufficient bedrooms in their homes. Dillon had the highest percentage with 29% lacking space. Spanish speakers were almost six times more likely than English speakers to report not having enough rooms (47% v, 8%). Age and income were also factors, with 33% of those under 25 and 40% of households with income of \$35,000 or less indicating an insufficient number of bedrooms. Renters without a lease (46%) and precariously housed (31%) respondents were also more likely to lack bedrooms. Single parents (34%), households with families and roommates (44%), and households with multiple families (63%) also reported insufficient space.

Housing security. Renters and those with unstable housing situations were asked about their feelings of security in their current housing situation. Overall, 11% said they were insecure in their housing situation and 19% were uncertain. Certain segments showed higher levels of insecurity, such as Spanish-speaking respondents (16%), renters

without a lease (21%), precariously housed residents (81%), and households with lower incomes. Households with more than one family living together (21%) and families and roommates living together (20%) were also more likely to feel insecure.

Doubled up. Respondents were asked if they have someone temporarily staying in their home due to lack of affordable housing; 14% of respondents reported doubling up. Over 60% of households with multiple families living together reported doubling up. Dillon and Frisco had higher percentages at 21% and 16%, respectively. Spanish-speaking respondents were more likely to double up, at 36%. Renters without a lease also had a high likelihood at 40%, as well as precariously housed respondents at 29%.

Displacement. The survey found that 26% of respondents had been displaced from their homes in the past five years. Spanish-speaking respondents had a much higher rate of displacement at 49%. Renters without leases were the most affected at 52%. Reasons for displacement included the sale of rental units, conversion to short term rentals, unaffordable rents, and evictions. Twenty-six percent of those displaced have been displaced from Breckenridge.

Condition. Around one in four respondents from Dillon and Spanish-speaking respondents rated their home condition as poor or fair. Renters without a lease (28%), those under age 35 (25%), and households with lower incomes (25%) are also more likely to rate their home condition as poor or fair. Weatherization repairs are the most frequently needed. When asked why the repairs hadn't been made, 22% of respondents said they cannot afford repairs and 37% of Spanish-speaking respondents worry about rent increases or eviction if they request repairs. One in four renters has asked their landlord for repairs, but the landlord has refused.

Cost burden. Survey data were used to estimate the rate of cost burden in Summit County. Survey data estimates 29% of renters are severely cost burdened and 58% are cost burdened. The survey also found that 33% of owners experience cost burden, and 8% are severely cost burdened.

Solutions

Improving housing situations. Participants were given various housing assistance options and asked to choose the ones that would improve their situation. Overall, 35% of respondents indicated finding a home they can afford to buy would improve their situation; 31% indicated they are happy with their housing situation; and 18% indicated help with a down payment and closing costs to buy a home would improve their situation. Spanish speaking participants preferred having more bedrooms for their families (35%). Renters preferred finding an affordable home to buy (54%) or receiving assistance with a down payment and closing costs (30%). Lower-income households preferred assistance with rent payments (30%) or help finding rental housing (28%).

Interest in deed restricted homes. Forty-five percent of renters surveyed expressed high interest in owning a deed restricted home if it were the only path to ownership, as did 50% of respondents ages 25 to 34 and almost 40% of those with a household income between \$35,000 and \$75,000.

Awareness of SCHA. Many respondents are unaware of the Summit Combined Housing Authority (SCHA). Out of all respondents, 32% indicated they are unaware, with the highest percentages among specific categories such as households with multiple families living together (85%) and Spanish-speaking respondents (82%).

Future Housing Plans

The survey found that 31% of respondents want to stay in their current home as long as possible, while 20% plan to move within the same county. Another 19% hope to stay put but are concerned about having to move, and 19% plan to leave the county. Families, Spanish speakers, those precariously housed, and renters without a lease are most worried they will not be able to stay. The most common reasons for planning to move are affordability, size, and stability. Finding stable housing is a top priority for many Silverthorne residents, Spanish speakers, renters without a lease, those under 25, low-income households, single parents, and roommates.

Respondent Segments

Where there are enough responses, the survey data are analyzed by subcategories including: place of residence, live/work status, tenure, age, income, and household characteristics, these are further segmented by English and Spanish responses.

Place of residence. Compared to the household distribution in the county, the resident survey collected more responses from Breckenridge (33% v. 18%), Dillon (10% v. 4%), and the Keystone/Montezuma area (6% v. <1%), and fewer from unincorporated areas of the county (22% v. 51%). As shown in Figure V-4, Spanish speaking respondents are more likely to live in Dillon, Keystone/Montezuma, Silverthorne, Dillon Valley, and Wilderrest, places that have a higher share of Hispanic residents according to ACS data.

Figure V-4.
Place of Residence, by Language

	English Survey		Spanish Survey	
	N	%	N	%
Breckenridge	617	34%	58	12%
Dillon	123	7%	81	17%
Frisco	181	10%	31	7%
Keystone/Montezuma	83	5%	41	9%
Silverthorne	241	13%	107	23%
Unincorporated County: Copper Mountain	82	5%	2	0%
Unincorporated County: Dillon Valley	89	5%	73	15%
Unincorporated County: Summit Cove	100	6%	19	4%
Unincorporated County: Wildernest	54	3%	33	7%
Alma Fairplay	66	4%	8	2%
Eagle/Eagle Vail/Edwards	5	0%	1	0%
Farmer's Korner	8	0%	4	1%
Georgetown/Idaho Springs	16	1%	1	0%
Leadville	41	2%	4	1%
Front Range	30	2%	1	0%
Other	63	4%	7	1%

Note: n=2,270.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Live/work status. Figure V-5 shows the live/work status of survey respondents by language. Spanish speaking respondents are more likely to live and work in the county while English speaking respondents are more likely to be in-commuters. Additionally, Spanish speaking respondents are less likely to not be employed.

Figure V-5.
Live/Work Status, by Language

	English Survey		Spanish Survey	
	N	%	N	%
Live and Work	1,367	76%	430	91%
Live and Remote Work	59	3%	13	3%
Out-commute	23	1%	5	1%
In-commute	167	9%	18	4%
Seasonal worker	25	1%	10	2%
Not Employed	128	7%	19	4%
Other	41	2%	21	4%

Note: n= 2,284.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Age. As shown in Figure V-6, Spanish speaking respondents are younger than English speaking respondents (46% under age 35 v. 35%) and this is consistent with trends in ACS data. The survey had more responses from younger residents than the county's population. The survey had 7% responses from households with a householder under 25 years old (compared to 3% in the county), 30% responses from households with a householder aged 25-34 (compared to 14% in the county), 56% responses from households with a householder aged 35-64 (compared to 61% in the county), and 8% responses from households with a householder aged 65 and above (compared to 22% in the county).

Figure V-6.
Age, by Language

	English Survey		Spanish Survey	
	N	%	N	%
Under 25	78	6%	39	11%
25 to 34	391	29%	124	35%
35 to 64	767	56%	192	54%
65 and over	132	10%	1	0%

Note: n= 1,724.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Household characteristics. Based on the data in Figure V-7, Spanish speaking respondents have different types of households compared to those who speak English. Specifically, they are less likely to be couples without children (9% v. 32%) and less likely to live alone (2% v. 18%). On the other hand, they are more likely to be couples with children (38% v. 24%) and single parents with children (11% v. 3%). Additionally, they tend to have shared living arrangements such as families and roommates (11% v. 3%) and more than one family living together (9% v. 1%).

As expected given the differences in age distribution, compared to the county population, the survey received a higher percentage of responses from couples with children (27%) compared to the county average (17%) and it received a lower percentage of responses from adults living alone (15%) compared to the county average (29%).

Figure V-7.
Household Characteristics, by Language

	English Survey		Spanish Survey	
	N	%	N	%
Adult living alone	255	18%	8	2%
Couple, no children	442	32%	33	9%
Couple, with children	329	24%	132	38%
Single parent with children	37	3%	39	11%
More than one family living together	12	1%	32	9%
Family and roommates	40	3%	40	11%
Roommates	204	15%	51	15%
Other family	18	1%	9	3%
Other	50	4%	5	1%

Note: n=1,736.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Income. The income distribution of the survey respondents closely resembles the income distribution of the county. Based on the ACS data, 12% of households earn \$35,000 or less, which is the same as the percentage in the survey. In addition, 27% of households earn between \$35,001 and \$75,000, which is slightly lower than the 24% reported in the survey and 38% of households earn between \$75,001 to \$150,000, which is almost the same as the 37% reported in the survey. Lastly, 26% of households earn \$151,000 or more, which is slightly higher than the 23% reported in the survey.

As shown in Figure V-8, Spanish speaking respondents are more likely to have household incomes below \$75,000 (86%) compared to English speaking respondents (24%).

Figure V-8.
Household Income, by Language

	English Survey		Spanish Survey	
	N	%	N	%
\$35,000 and under	52	4%	127	43%
\$35,001 to \$75,000	242	20%	128	43%
\$75,001 to \$150,000	550	44%	39	13%
\$151,000 and over	397	32%	4	1%

Note: n=1,539.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Housing Experience

This section explores county residents' current housing situation and explores the main housing challenges they face, ranging from overcrowding and precarious living arrangements, rental agreements and their experience finding housing, their assessment of housing stability, recent displacement experience, housing condition, and housing costs. To the extent possible, survey data are reported for each jurisdiction and by selected household characteristics (e.g., housing situation, income, demographics).

Housing tenure. Figure V-9 shows the housing situation of survey respondents by place of residence. In the county overall, 45% of respondents are owners and 49% renters; 36% of respondents have a rental agreement and 11% do not have a long term lease or rent agreement. Among the different places:

- Respondents from Breckenridge, Frisco and Summit cove are more likely to be homeowners while respondents from Dillon, Copper Mountain, Dillon Valley and Wildernest are more likely to be renters.
- Respondents from Dillon (20%), Dillon Valley (16%), and Wildernest (15%) are more likely to lack a rent agreement.
- Respondents from Copper Mountain (18%) are more likely to live in employer provided housing.

Figure V-9a.
Which most accurately describes your rental or ownership situation? By
Place of Residence

	Summit County		Breckenridge		Dillon		Frisco		Silverthorne	
	N	%	N	%	N	%	N	%	N	%
I don't rent or own; I am staying with friends or family	32	2%	8	1%	3	2%	3	1%	7	2%
I don't rent or own; I live in employer provided housing	44	2%	11	2%	1	1%	1	0%	5	1%
I don't rent or own; I live in my car or RV or camper/van or tent	16	1%	2	0%	2	1%	4	2%	3	1%
I live in a cooperative that is jointly owned by the people living there	9	0%	1	0%	4	2%	1	0%	1	0%
I own my home and have a loan on the property/pay the bank	718	36%	288	43%	49	25%	79	37%	137	40%
I own my home outright/no loan	176	9%	55	8%	23	12%	25	12%	27	8%
I rent a room in a motel/hotel	25	1%	4	1%	1	1%	14	7%	1	0%
I rent a short term rental without a long term lease or rent agreement	18	1%	3	0%	3	2%	0	0%	3	1%
I rent and don't have a rent agreement	217	11%	51	8%	39	20%	18	9%	37	11%
I rent and have a lease/rent agreement	719	36%	236	35%	73	37%	63	30%	122	35%
Other	42	2%	12	2%	5	3%	3	1%	2	1%

Figure V-9b.
Which most accurately describes your rental or ownership situation? By
Place of Residence (Continued)

	Unincorporated:							
	Copper Mountain		Dillon Valley		Summit Cove		Wilderness	
	N	%	N	%	N	%	N	%
I don't rent or own; I am staying with friends or family	0	0%	2	1%	4	3%	2	2%
I don't rent or own; I live in employer provided housing	15	18%	1	1%	1	1%	1	1%
I don't rent or own; I live in my car or RV or camper/van or tent	1	1%	3	2%	0	0%	1	1%
I live in a cooperative that is jointly owned by the people living there	0	0%	1	1%	0	0%	0	0%
I own my home and have a loan on the property/pay the bank	9	11%	47	30%	55	46%	24	28%
I own my home outright/no loan	5	6%	5	3%	19	16%	6	7%
I rent a room in a motel/hotel	0	0%	3	2%	0	0%	0	0%
I rent a short term rental without a long term lease or rent agreement	1	1%	6	4%	1	1%	0	0%
I rent and don't have a rent agreement	8	10%	25	16%	10	8%	13	15%
I rent and have a lease/rent agreement	40	48%	58	37%	27	23%	37	43%
Other	5	6%	7	4%	2	2%	2	2%

Note: n= 2,216. UC stands for "Unincorporated County."

Source: Root Policy Research from the Summit County Housing Survey 2023.

As shown in Figure V-10 Spanish speaking respondents are more likely to rent and less likely to own. Additionally, 26% of respondents indicated they rent and don't have a rent agreement, compared to 6% of English speaking respondents.

Figure V-10.
Which most accurately describes your rental or ownership situation? By Language

	English Survey		Spanish Survey	
	N	%	N	%
I don't rent or own; I am staying with friends or family	28	2%	4	1%
I don't rent or own; I live in employer provided housing	40	3%	4	1%
I don't rent or own; I live in my car or RV or camper/van or tent	12	1%	4	1%
I live in a cooperative that is jointly owned by the people living there	3	0%	6	1%
I own my home and have a loan on the property/pay the bank	700	45%	18	4%
I own my home outright/no loan	168	11%	8	2%
I rent a room in a motel/ hotel	6	0%	19	4%
I rent a short term rental without a long term lease or rent agreement	9	1%	9	2%
I rent and don't have a rent agreement	100	6%	117	26%
I rent and have a lease/rent agreement	481	31%	238	54%
Other	25	2%	17	4%

Note: n= 2,016.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Housing types. Overall, the largest share of respondents (34%) live in a condominium or apartment, followed by detached single-family homes (29%), and attached homes such as townhomes or duplexes (19%). Figure V-11 shows the variation in housing types of respondents by place of residence. Respondents in Breckenridge, Silverthorne, and Summit Cove are more likely to occupy single-family detached homes, while respondents in Copper Mountain, Dillon Valley, and Wildernest are more likely to live in condominiums or apartments. Respondents from Summit Cove are more likely to live in mobile homes. Among respondents living in mobile homes, the majority (over 90%) indicated they rent the land or space in a park.

Figure V-11a.
What type of housing do you live in? By Place

	Summit		Breckenridge		Dillon		Frisco		Silverthorne	
	N	%	N	%	N	%	N	%	N	%
Detached single-family home (shares no walls with other homes)	588	29%	260	39%	38	19%	46	22%	130	38%
Attached home/townhome/duplex (shares walls but not ceilings/floors)	369	19%	117	17%	32	16%	61	29%	79	23%
Condo/apartment in multifamily building (shares walls and ceilings/floors)	687	34%	193	29%	88	44%	71	34%	81	24%
Mobile home	35	2%	7	1%	3	2%	0	0%	2	1%
Room in a home or apartment	200	10%	48	7%	28	14%	8	4%	41	12%
Room in a hotel or motel	33	2%	7	1%	1	1%	17	8%	2	1%
Room in a cooperative living development	3	0%	0	0%	1	1%	1	0%	0	0%
Accessory dwelling unit (ADU) (housing unit located within or on a property of a single-family home, above garage, or in a separate structure)	35	2%	22	3%	4	2%	1	0%	5	1%
I live out of my car	13	1%	2	0%	2	1%	3	1%	2	1%
RV/camper/van	4	0%	3	0%	0	0%	0	0%	0	0%
Tent in park/open space	1	0%	0	0%	0	0%	0	0%	0	0%
Other	38	2%	14	2%	2	1%	2	1%	0	0%

Figure V-11b.
What type of housing do you live in? By Place (Continued)

	Unincorporated: Copper Mountain		Unincorporated: Dillon Valley		Unincorporated: Summit Cove		Unincorporated: Wilderness	
	N	%	N	%	N	%	N	%
Detached single-family home (shares no walls with other homes)	1	1%	35	23%	58	49%	7	8%
Attached home/townhome/duplex (shares walls but not ceilings/floors)	7	8%	14	9%	17	14%	28	33%
Condo/apartment in multifamily building (shares walls and ceilings/floors)	48	58%	74	48%	14	12%	39	46%
Mobile home	0	0%	0	0%	18	15%	0	0%
Room in a home or apartment	11	13%	25	16%	11	9%	12	14%
Room in a hotel or motel	1	1%	3	2%	0	0%	0	0%
Room in a cooperative living development	0	0%	1	1%	0	0%	0	0%
Accessory dwelling unit (ADU) (housing unit located within or on a property of a single-family home, above garage, or in a separate structure)	0	0%	0	0%	0	0%	0	0%
I live out of my car	1	1%	2	1%	0	0%	1	1%
RV/camper/van	0	0%	1	1%	0	0%	0	0%
Tent in park/open space	0	0%	1	1%	0	0%	0	0%
Other	14	17%	1	1%	0	0%	0	0%

Note: n= 1,994.

Source: Root Policy Research from the Summit County Housing Survey 2023.

It is not surprising that Spanish respondents, given their tenure and household characteristics discussed above, are more likely to live in condominiums or apartments than English speakers, with a rate of 52% compared to 30% (as seen in Figure V-12). Additionally, they are more likely to rent a room in a home or apartment (25% v. 6%), live in a room in a hotel or motel (7% v. 0%), and reside in mobile homes (5% v. 1%).

Figure V-12.
What type of housing do you live in? By Language

	English Survey		Spanish Survey	
	N	%	N	%
Detached single-family home (shares no walls with other homes)	563	36%	25	6%
Attached home/townhome/duplex (shares walls but not ceilings/floors)	336	21%	33	8%
Condo/apartment in multifamily building (shares walls and ceilings/floors)	467	30%	220	52%
Mobile home	15	1%	20	5%
Room in a home or apartment	96	6%	104	25%
Room in a hotel or motel	5	0%	28	7%
Room in a cooperative living development	0	0%	3	1%
Accessory dwelling unit (ADU) (housing unit located within or on a property of a single-family home, above garage, or in a separate structure)	35	2%	0	0%
I live out of my car	13	1%	0	0%
RV/camper/van	4	0%	0	0%
Tent in park/open space	0	0%	1	0%
Other	38	2%	0	0%

Note: n= 1,994.

Source: Root Policy Research from the Summit County Housing Survey 2023.

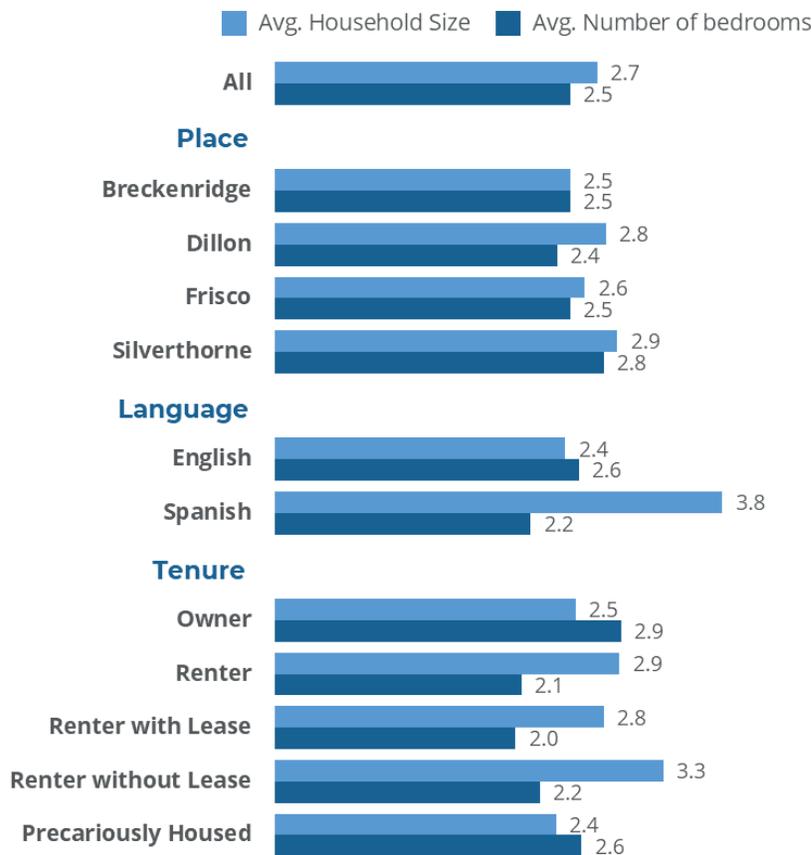
Reasons that some households are precariously housed. Overall, around 1% of respondents indicated they live out of their car, RV/camper/van, or tent in a park/open space. Those participants were then asked to specify the reason for their current housing situation. The majority indicated that they came to work in Summit County and could not find a place to live. Other common reasons expressed in the survey included: “I applied for housing and didn’t get chosen,” “I had to leave the place I was renting,” and “I am on waitlists and nothing is available.”

Overcrowding. The average household size among survey participants is 2.7 and the average number of bedrooms is 2.5. Although these suggest low rates of overcrowding, there is considerable variation in average household size and average number of bedrooms among different respondent groups. As shown in Figure V-13:

- Respondents from Dillon and Silverthorne have higher average household sizes at 2.8 and 2.9 respectively, but respondents from Dillon have the lowest average number of bedrooms (2.4) indicating higher rates of overcrowding.

- Spanish speaking respondents have a larger average household size of 3.8, while those who speak English have an average household size of 2.4. Additionally, Spanish speaking respondents have an average of 2.2 bedrooms, while English speaking respondents have an average of 2.6 bedrooms, indicating a higher likelihood of overcrowding among Spanish speakers.
- Among tenure categories, renters without a lease have the highest likelihood of overcrowding, with an average household size of 3.3 and an average number of bedrooms of 2.2.

Figure V-13a.
Average Household Size and Average Number of Bedrooms



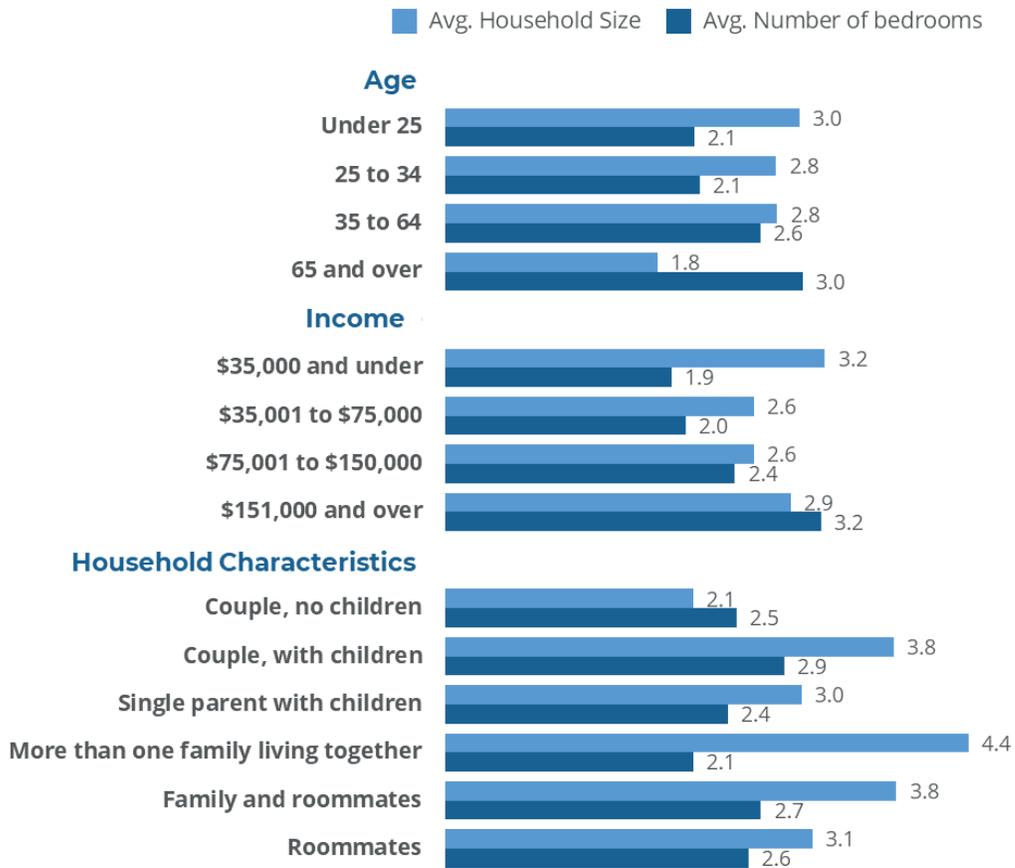
Note: n=1,747.

Source: Root Policy Research from the Summit County Housing Survey 2023.

- As shown below, the likelihood of overcrowding decreases with age and income. Respondents under age 25 have an average household size of 3 and an average number of bedrooms of 2.1, and households with income below \$35,000 have an average household size of 3.2 and an average number of bedrooms of 1.9.

- Among household characteristics, households with more than one family living together have the highest likelihood of overcrowding, with an average household size of 4.4 and an average number of bedrooms of 2.1, followed by households with a family and roommates, with an average household size of 3.8 and an average number of bedrooms of 2.7.

Figure V-13b.
Average Household Size and Average Number of Bedrooms (Continued)



Note: n=1,747.

Source: Root Policy Research from the Summit County Housing Survey 2023.

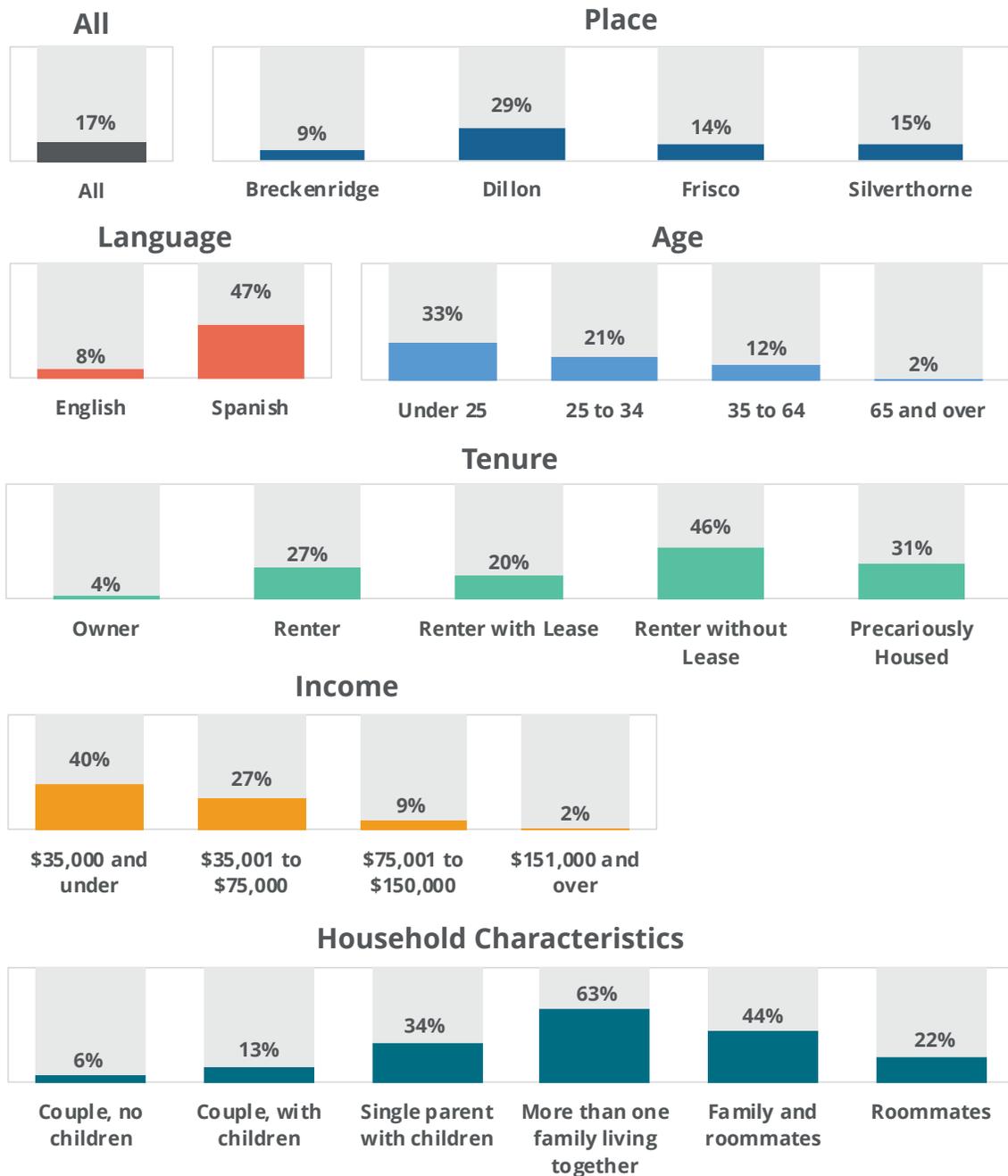
Figure V-14 shows the share of respondents that indicated that someone who lives with them sleeps on a couch/sofa bed or on the floor because there is no room in a bedroom by place and respondent's characteristics. In the county, 17% of respondents indicated insufficient bedrooms. Following overcrowding patterns presented above, several respondent segments are more severely impacted by lack of housing:

- Among the jurisdictions, Dillon has the highest share of households lacking sufficient bedrooms, at 29%.

- Almost half of Spanish speaking respondents (47%) lack sufficient rooms, they are almost 6 times more likely to lack bedrooms than English speaking respondents (8%).
- The likelihood of lacking sufficient bedrooms decreases with age and income. While only 2% of respondents age 65 and over indicated lacking bedrooms, one in three respondents under age 25 (33%) indicated the same. Two in five respondents with household income \$35,000 and under (40%) lack bedrooms and almost one in three respondents with household income between \$35,000 and \$75,000 lack bedrooms, compared with 2% of respondents with household income over \$150,000.
- Among tenure categories, renters without a lease are the most likely to lack bedrooms—almost half of the renters without a lease (46%) lack bedrooms—followed by precariously housed respondents, at 31%.
- A third of single parents (34%), over two out of five households with families and roommates (44%), and almost two out of three households with more than one family living together (63%) lack sufficient bedrooms.

Figure V-14.

Does anyone who regularly lives with you sleep on a couch/sofa bed or on the floor because there is no room in a bedroom? (% Yes)



Note: n= 1,987.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Rental agreements. In the county, 75% of renters with a rental agreement indicated the agreement is a year long and 12% have a month to month agreement. Spanish speakers with a lease/rental agreement are more likely to have year long rental

agreements (78%) compared to English speakers with a lease/rental agreement (73%). Respondents with household income over \$150,000 were more likely to have year long rental agreements (83%), and among households with income below \$150,000, the share stood at around 75% without much variation among income categories.

Among renters without a lease, the vast majority (91%) indicated they pay rent on a monthly basis and only 2% indicated they pay on a weekly basis.

Finding housing. Figure V-15 shows the types of channels most utilized for finding housing in the county. Overall, 24% of respondents indicated using a real estate agent, 21% indicating finding their place through a friend, and 10% found it searching online. Across the different places of residence respondents from Dillon were more likely to find their place through a friend (30%) and more likely to find it through ads on craigslist/social media (12% v. 7% overall).

Figure V-15.
How did you find your current housing arrangement? By Place

	Summit									
	County		Breckenridge		Dillon		Frisco		Silverthorne	
	N	%	N	%	N	%	N	%	N	%
A family member knew of a place	123	6%	23	3%	19	10%	26	12%	21	6%
A friend knew of a place	411	21%	125	19%	59	30%	44	21%	66	19%
A nonprofit/service organization helped	25	1%	8	1%	1	1%	3	1%	7	2%
A real estate agent	486	24%	183	28%	44	22%	43	21%	92	27%
Ads in local newspaper	36	2%	8	1%	5	3%	2	1%	9	3%
Ads on social media/ Craigslist	148	7%	38	6%	23	12%	9	4%	23	7%
Bought from a friend or family member	68	3%	29	4%	7	4%	11	5%	5	1%
Called motels/hotels I knew about	6	0%	1	0%	1	1%	1	0%	1	0%
I found and bought my home through a lottery	84	4%	25	4%	0	0%	14	7%	29	8%
My employer; they provide my housing	171	9%	62	9%	6	3%	3	1%	10	3%
Needed a place to live and had a car/RV/van/camper/ tent	16	1%	2	0%	2	1%	3	1%	3	1%
Searched for housing online	193	10%	67	10%	17	9%	24	11%	35	10%
Other	232	12%	93	14%	16	8%	26	12%	44	13%

Note: n= 1,999.

Source: Root Policy Research from the Summit County Housing Survey 2023.

As shown in Figure V-16, Spanish speaking respondents were more likely to find their place through informal networks compared to English speaking respondents:

- Almost half (44%) of Spanish speaking respondents indicated they found their place through a friend and 14% found it through a family member, compared to 14% and 4% of English speaking respondents respectively.
- Twelve percent of Spanish speaking respondents indicated they found their place through ads on social media/Craigslist, compared to 6% of English speaking respondents.

Figure V-16.
How did you find your current housing arrangement? By Language

	English Survey		Spanish Survey	
	N	%	N	%
A family member knew of a place	62	4%	61	14%
A friend knew of a place	216	14%	195	44%
A nonprofit/service organization helped	13	1%	12	3%
A real estate agent	472	30%	14	3%
Ads in local newspaper	17	1%	19	4%
Ads on social media/Craigslist	94	6%	54	12%
Bought from a friend or family member	67	4%	1	0%
Called motels/hotels I knew about	1	0%	5	1%
I found and bought my home through a lottery	80	5%	4	1%
My employer; they provide my housing	152	10%	19	4%
Needed a place to live and had a car/RV/van/camper/tent	11	1%	5	1%
Searched for housing online	160	10%	33	8%
Other	214	14%	18	4%

Note: n= 1,999.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Among tenure categories:

- Over half (52%) of owners found their housing through a real estate agent, 9% found and bought their home through a lottery, and 7% bought from a friend or family member.
- Among renters, 35% found it through a friend, 14% through adds on social media/craigslist, and 13% searched for housing online.
- Among precariously housed residents, 33% indicated they “needed a place to live and had a car/RV/van/camper/tent,” and 22% found it through a family member.

Figure V-17.
How did you find your current housing arrangement? By Tenure

	Owner		Renter		Precariously Housed	
	N	%	N	%	N	%
A family member knew of a place	19	2%	92	10%	10	22%
A friend knew of a place	58	6%	338	35%	4	9%
A nonprofit/service organization helped	7	1%	16	2%	2	4%
A real estate agent	469	52%	16	2%	0	0%
Ads in local newspaper	12	1%	24	2%	0	0%
Ads on social media/Craigslist	7	1%	135	14%	0	0%
Bought from a friend or family member	64	7%	0	0%	0	2%
Called motels/hotels I knew about	0	0%	6	1%	0	0%
I found and bought my home through a lottery	83	9%	0	0%	0	0%
My employer; they provide my housing	5	1%	114	12%	0	0%
Needed a place to live and had a car/RV/van/camper/tent	0	0%	1	0%	15	33%
Searched for housing online	60	7%	130	13%	0	0%
Other	116	13%	87	9%	14	30%

Note: n= 1,909.

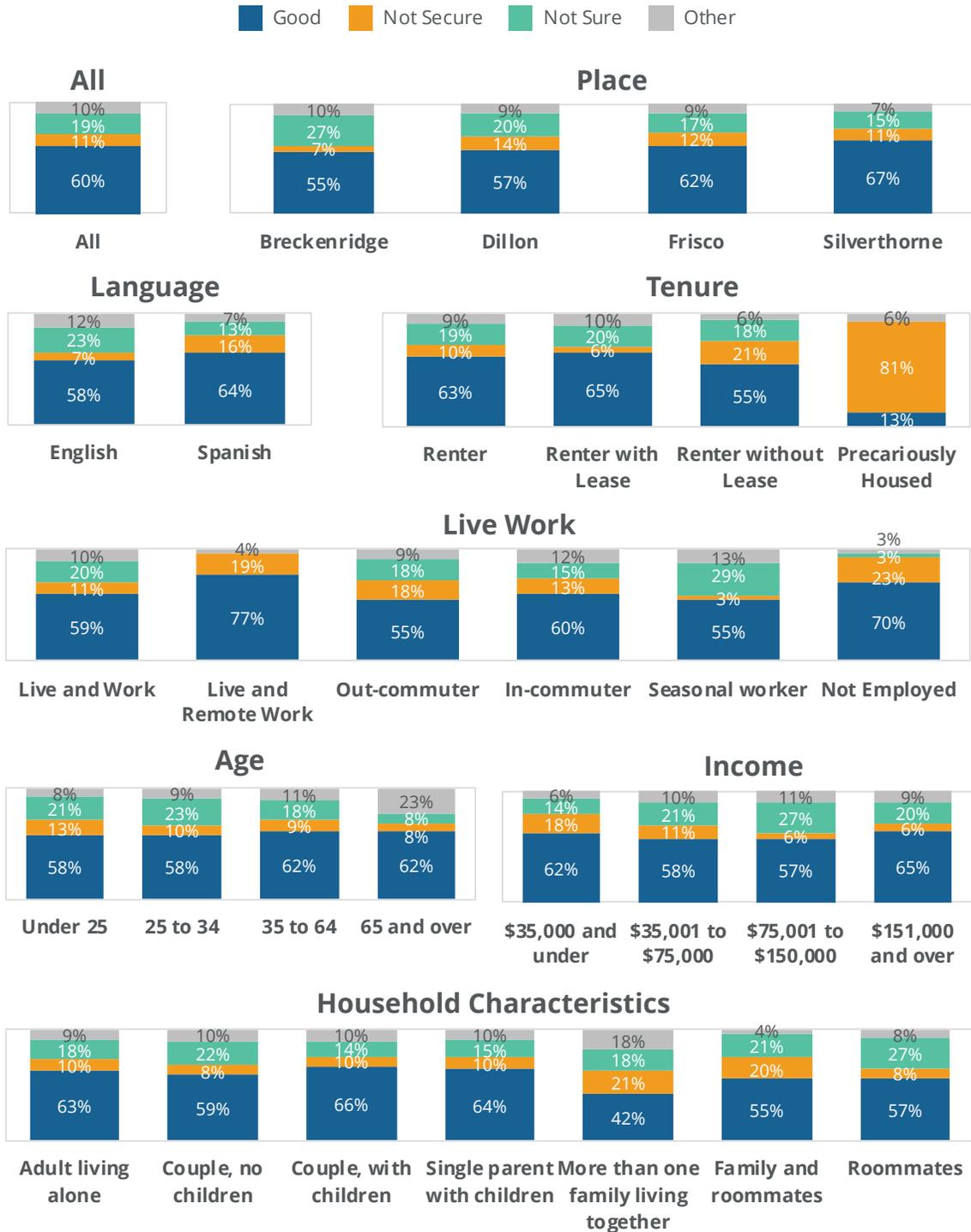
Source: Root Policy Research from the Summit County Housing Survey 2023.

Housing security among renters. Renters and precariously housed respondents were asked how secure they feel in their housing situation. Figure V-18 shows responses by respondent segment. In the county overall, 19% indicated they are not sure about the housing situation and 11% indicated they do not feel secure about their current housing situation. Among different respondent segments:

- Respondents from Dillon (14%) and Frisco (12%) are slightly more likely to feel insecure about their housing situation than in the county overall.
- Spanish speaking respondents are around twice as likely to feel insecure about their housing situation than English speaking respondents, 16% compared to 7%.
- Renters without a lease (21%) are over 3 times as likely to feel insecure about their housing situation than renters with a lease (6%).
- Precariously housed residents are the most vulnerable and are the most likely to feel insecure about the housing situation, at 81%.
- Among different live/work segments, respondents who are not employed (23%), were the most likely to feel insecure about their housing situation, followed by remote workers (19%), out-commuters (18%), and in-commuters (13%).

- Younger residents under 25 (13%) are slightly more likely to feel insecure about their housing situation than in the county overall (11%).
- Respondents with household income of \$35,000 and under are three times as likely to feel insecure compared to households with income over \$75,000 (18% v. 6%) and households with income between \$35,000 and \$75,000 are around twice as likely to feel insecure compared to households with income over \$75,000 (11% v. 6%).
- Among household characteristics, households with more than one family living together (21%) and households with families and roommates living together (20%) were the most likely to feel insecure about their housing situation.

Figure V-18.
How secure do you feel in your housing situation?



Note: n=1,078.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Stability. Figure V-19 shows how long county participants have lived in their current place. Overall, 38% of participants have been in their current place for 5 years or more, 35% have been in their current place between 1 to 5 years, and 27% have been in their current place less than a year. Among respondent segments:

- Residents in Dillon are more likely to have lived in their current place for less than a year (32% compared to 27% in the county overall).
- Almost half of Spanish speaking (48%) respondents have lived in their current place for less than a year, compared to 21% of English speaking respondents.
- Almost two thirds of owners (65%) have been in their current place 5 years or more. Conversely, 60% of renters without a lease have been in their current place for less than 1 year.
- As expected, the duration increases with age and income; 71% of residents under age 25 have been in their current place less than 1 year, compared to only 5% of respondents over age 65. Over half of households with income of \$35,000 and under (56%) have been in their current place for less than 1 year, compared to 14% of households with income over \$150,000.
- Among household types, households with more than one family living together (55%), and households of roommates (53%) are the most likely to have been in their current place less than 1 year.

Figure V-19.

How long have you been in your home/apartment/room/place you live?

	Less than 1 year		1 year up to 5 years		5 years or more	
	N	%	N	%	N	%
All	530	27%	690	35%	755	38%
Place						
Breckenridge	138	21%	233	35%	290	44%
Dillon	63	32%	79	40%	56	28%
Frisco	55	27%	59	29%	93	45%
Silverthorne	91	27%	106	31%	144	42%
Language						
English	327	21%	561	36%	667	43%
Spanish	203	48%	129	31%	88	21%
Tenure						
Owner	64	7%	252	28%	581	65%
Renter	396	42%	400	42%	147	16%
Renter with Lease	246	36%	327	47%	119	17%
Renter without Lease	150	60%	73	29%	28	11%
Precariously Housed	17	37%	16	35%	13	28%
Age						
Under 25	81	71%	27	24%	6	5%
25 to 34	210	41%	240	47%	57	11%
35 to 64	162	17%	315	33%	466	49%
65 and over	6	5%	16	12%	110	83%
Income						
\$35,000 and under	96	56%	42	25%	32	19%
\$35,001 to \$75,000	127	35%	137	38%	100	27%
\$75,001 to \$150,000	122	21%	238	41%	227	39%
\$151,000 and over	56	14%	142	36%	202	51%
Household Characteristics						
Adult living alone	79	30%	86	33%	95	37%
Couple, no children	85	18%	182	39%	204	43%
Couple, with children	65	17%	132	34%	193	49%
Single parent with children	12	21%	23	40%	23	40%
More than one family living together	24	55%	10	23%	10	23%
Family and roommates	33	43%	21	28%	22	29%
Roommates	134	53%	91	36%	27	11%

Note: n= 1,975.

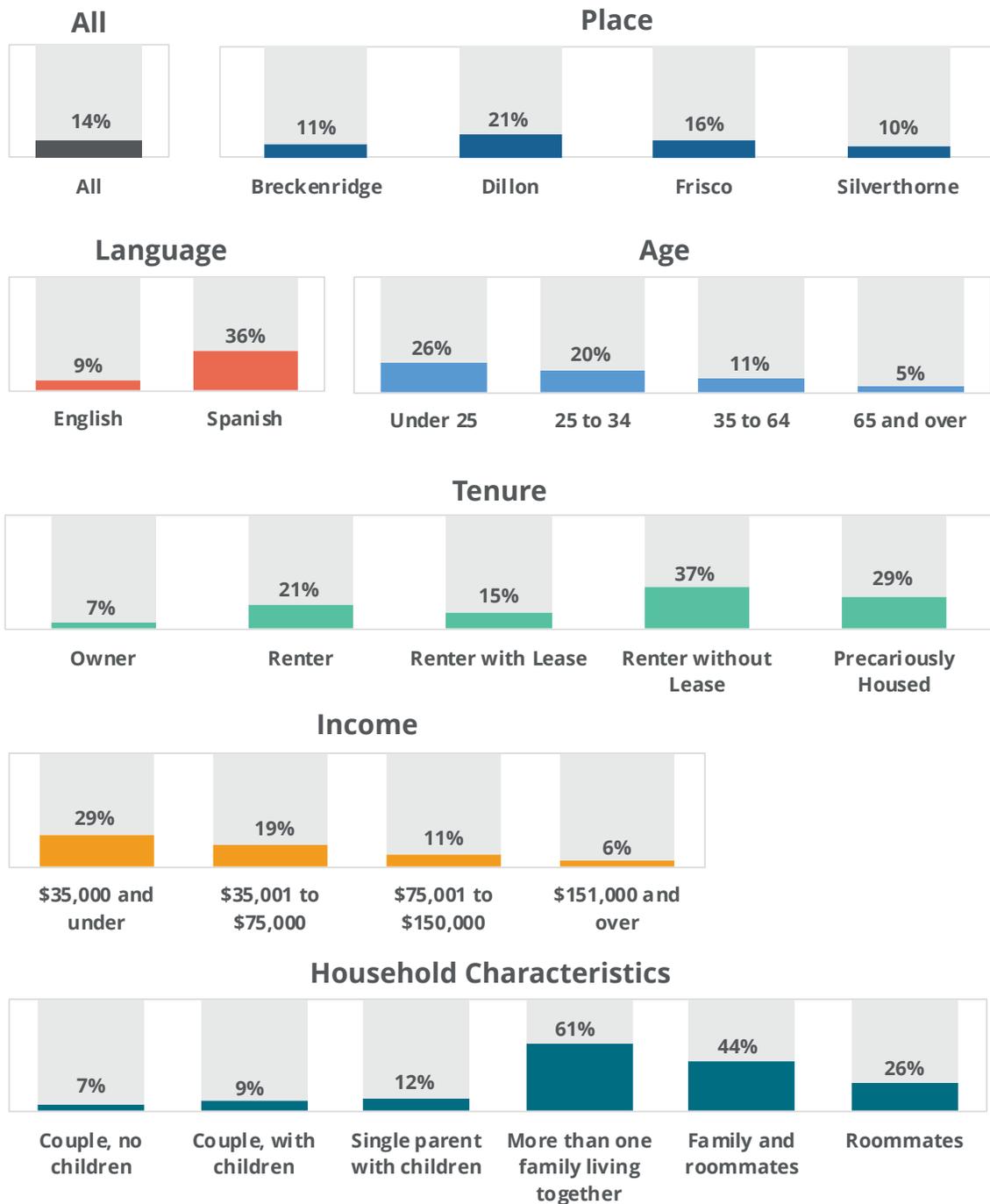
Source: Root Policy Research from the Summit County Housing Survey 2023.

Doubled up. Figure V-20 shows the share of respondents that indicated they have someone temporarily staying in their home due to lack of affordable housing—also referred to as “doubling up”— by place and respondent’s characteristics. Overall, 14% of respondents are doubled up. As shown in the Figure:

- This share was slightly higher in Dillon and Frisco, at 21% and 16% respectively.
- Over one third of Spanish speaking respondents (36%) are doubled up, compared to 9% of English speaking respondents.
- The likelihood of being doubled up decreases with age and income. While only 5% of respondents age 65 and over are doubled up, 26% respondents under age 25 are doubled up. Almost 30% of respondents with household income \$35,000 and under are doubled up and 20% of respondents with household income between \$35,000 and \$75,000 are doubled up, compared with 6% of respondents with household income over \$150,000.
- Among tenure categories, renters without a lease are the most likely to be doubled up, at 40%, followed by precariously housed respondents, at 29%.
- Over 60% of households with more than one family living together are doubled up, and 44% of five households with families and roommates are doubled up.

Figure V-20.

Is anyone temporarily staying in your home because they cannot find an affordable place to live? % Yes



Note: n= 1,740.

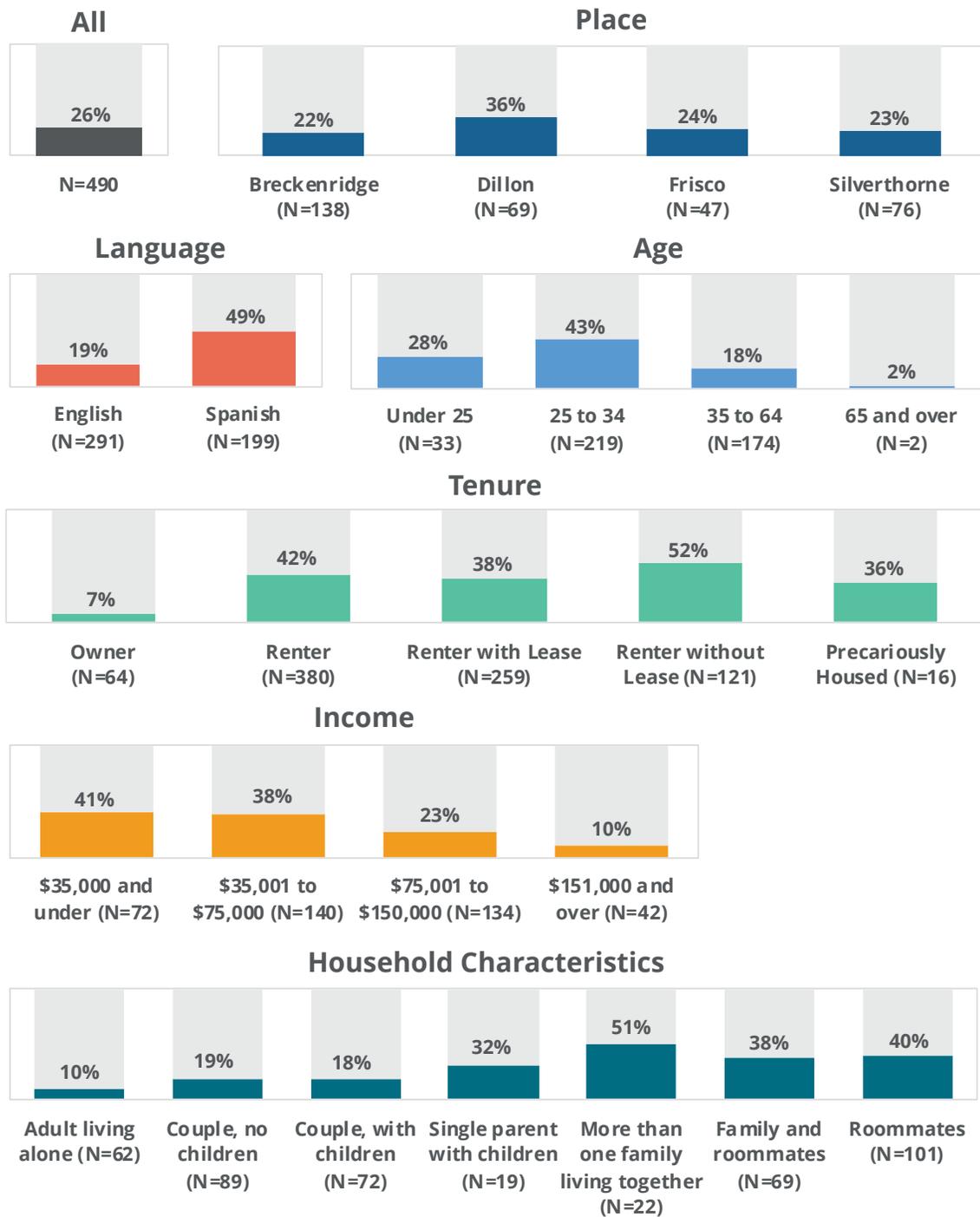
Source: Root Policy Research from the Summit County Housing Survey 2023.

Displacement experience. Residents were asked if they have been displaced from their home—had to move when they did not want to move—in Summit County over the past five years. Figure V-21 presents the proportion of residents who indicated they experienced displacement.

- Overall, 26% of respondents indicated they have experienced displacement, this rate was higher in Dillon, at 36%.
- Almost half (49%) of Spanish speaking respondents indicated they have experienced displacement, over twice the 19% rate reported by English speaking respondents.
- Overall, 42% of renters indicated they have experienced displacement. This incidence is higher among renters without a lease, who are the most likely to have experienced displacement, at 52%. Over one third of precariously housed respondents (36%) indicated they have experienced displacement.
- Out of all age groups, residents aged between 25 to 34 had the highest displacement rate, which was 43%.
- Around 40% of households with income below \$75,000 indicated they have been displaced, compared to 23% of households with income between \$75,000 to \$150,000 and 10% of households with income over \$150,000.
- Households with shared living arrangements—more than one family living together (51%), families and roommates (38%), and roommates (40%)—as well as single parents(32%) have the highest rates of displacement among different household types.

Figure V-21.

In the past 5 years, have you had to move out of a home, condo, or apartment in Summit County and surrounding areas when you didn't want to move? (% Yes)



Note: N=1,909.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-22 shows the top 5 reasons why residents were displaced by segment. Overall, 28% of displaced respondents indicated that the owner had sold the rental units they occupied and around one in four (26%) indicated the owner turned the unit into a short term rental. Among the segments with the highest rates of displacement for which enough responses were gathered:

- Over one third (36%) of displaced respondents in Breckenridge indicated that the owner turned the unit into a short term rental.
- Almost one third (32%) of displaced respondents in Dillon indicated that the owner had sold the unit.
- Almost one in four Spanish speaking respondents who have been displaced indicated they were evicted (23%), and 21% indicated that the owner had sold the unit.
- One in four renters without a lease who have been displaced indicated the owner turned the units into a short term rental, almost one in four indicated the rent and/or property taxes increased to an unaffordable level (24%), and 19% indicated they were evicted.
- Almost 30% of residents aged between 25 to 34 who have been displaced indicated that the owner turned the unit into a short term rental or had sold the unit.
- The top displacement reason among households with income \$35,000 or less who have been displaced was because rent and/or property taxes increased to an unaffordable level, at 24%. The top displacement reason among households with income between \$35,000 and \$75,000 who have been displaced was because the owner sold the unit, at 28%.
- Over 40% of couples without children and 30% of adults living alone who have been displaced indicated the owner turned the unit into a short term rental.

Figure V-22.
What were the reasons you had to move? Top 5 Reasons

ALL

All	%	N
1 Owner sold my rental unit	28%	134
2 Owner turned the unit into a short term rental	26%	122
3 Rent and/or property taxes increased; couldn't afford to stay in current housing	16%	76
4 Owner turned the unit into a short term rental	14%	66
5 Evicted from home/apartment/ Personal Reasons	12%	58

CITY

Breckenridge	%	N	Dillon	%	N
1 Owner turned the unit into a short term rental	36%	47	1 Owner sold my rental unit	32%	21
2 Owner sold my rental unit	29%	38	2 Owner turned the unit into a short term rental	24%	16
3 Rent and/or property taxes increased; couldn't afford to stay in current housing	17%	22	3 Rent and/or property taxes increased; couldn't afford to stay in current housing	20%	13
4 Personal reasons	17%	22	4 Other	15%	10
5 Owner wouldn't commit to a long lease (six months or more)	12%	16	5 Evicted from home/apartment	14%	9
Frisco	%	N	Silverthorne	%	N
1 Owner sold my rental unit	32%	16	1 Owner sold my rental unit	38%	29
2 Owner turned the unit into a short term rental	30%	15	2 Owner turned the unit into a short term rental	30%	23
3 Rent and/or property taxes increased; couldn't afford to stay in current housing	18%	9	3 Evicted from home/apartment	14%	11
4 Evicted from home/apartment	16%	8	4 Personal reasons	13%	10
5 Personal reasons	14%	7	5 Other	12%	9

LANGUAGE

English		%	N
1	Owner sold my rental unit	33%	94
2	Owner turned the unit into a short term rental	31%	89
3	Rent and/or property taxes increased; couldn't afford to stay in current housing	14%	41
4	Other	13%	38
5	Personal reasons	11%	31

Spanish		%	N
1	Evicted from home/apartment	23%	44
2	Owner sold my rental unit	21%	40
3	Rent and/or property taxes increased; couldn't afford to stay in current housing	18%	35
4	Owner turned the unit into a short term rental	17%	33
5	Personal reasons	14%	27

TENURE

Owner		%	N
1	Owner sold my rental unit	38%	24
2	Owner turned the unit into a short term rental	37%	23
3	Other	22%	14
4	Rent and/or property taxes increased; couldn't afford to stay in current housing	13%	8
5	Personal reasons	13%	8

Renter		%	N
1	Owner sold my rental unit	29%	105
2	Owner turned the unit into a short term rental	24%	89
3	Rent and/or property taxes increased; couldn't afford to stay in current housing	17%	62
4	Evicted from home/apartment	14%	51
5	Personal reasons	11%	42

Renter With Lease		%	N
1	Owner sold my rental unit	34%	86
2	Owner turned the unit into a short term rental	24%	60
3	Rent and/or property taxes increased; couldn't afford to stay in current housing	14%	34
4	Evicted from home/apartment	12%	29
5	Personal reasons	11%	28

Renter Without Lease		%	N
1	Owner turned the unit into a short term rental	25%	29
2	Rent and/or property taxes increased; couldn't afford to stay in current housing	24%	28
3	Evicted from home/apartment	19%	22
4	Owner sold my rental unit	16%	19
5	Could not afford to pay rent/mortgage due to job or income loss	14%	16

AGE

Under 25			25 to 34				
	%	N		%	N		
1	Rent and/or property taxes increased; couldn't afford to stay in current housing	26%	9	1	Owner turned the unit into a short term rental	29%	65
2	Evicted from home/apartment	24%	8	2	Owner sold my rental unit	29%	63
3	Could not afford to pay rent/mortgage due to job or income loss	18%	6	3	Rent and/or property taxes increased; couldn't afford to stay in current housing	16%	36
4	Owner turned the unit into a short term rental	15%	5	4	Other	13%	29
5	Owner sold my rental unit	12%	4	5	Personal reasons	13%	28
35 to 64							
	%	N		%	N		
1	Owner sold my rental unit	32%	55				
2	Owner turned the unit into a short term rental	24%	42				
3	Rent and/or property taxes increased; couldn't afford to stay in current housing	15%	26				
4	Personal reasons	12%	21				
5	Evicted from home/apartment	10%	18				

INCOME

\$35,000 and under			\$35,001 to \$75,000		
	%	N		%	N
1	24%	18	1	28%	40
Rent and/or property taxes increased; couldn't afford to stay in current housing			Owner sold my rental unit		
2	20%	15	2	23%	33
Owner sold my rental unit			Owner turned the unit into a short term rental		
3	17%	13	3	15%	21
Personal reasons			Other		
4	17%	13	4	13%	19
Evicted from home/apartment			Rent and/or property taxes increased; couldn't afford to stay in current housing		
5	12%	9	5	12%	17
Owner turned the unit into a short term rental			Change in household size (e.g., had children, found a roommate, children moved out)		
\$75,001 to \$150,000			\$151,000 and over		
	%	N		%	N
1	36%	49	1	31%	13
Owner sold my rental unit			Owner turned the unit into a short term rental		
2	32%	43	2	24%	10
Owner turned the unit into a short term rental			Owner sold my rental unit		
3	19%	25	3	21%	9
Rent and/or property taxes increased; couldn't afford to stay in current housing			Personal reasons		
4	13%	18	4	19%	8
Other			Owner wouldn't commit to a long lease (six months or more)		
5	13%	18	5	17%	7
Change in household size (e.g., had children, found a roommate, children moved out)			Owner moved in		

HOUSEHOLD CHARACTERISTICS

Adult Living Alone			Couple, No Children				
	%	N		%	N		
1	Owner turned the unit into a short term rental	30%	19	1	Owner turned the unit into a short term rental	41%	36
2	Owner sold my rental unit	30%	19	2	Owner sold my rental unit	35%	31
3	Other	17%	11	3	Personal reasons	13%	11
4	Rent and/or property taxes increased; couldn't afford to stay in current housing	14%	9	4	Other	11%	10
5	Personal reasons	13%	8	5	Rent and/or property taxes increased; couldn't afford to stay in current housing	11%	10
Couple, with Children			Family and Roommates				
	%	N		%	N		
1	Owner sold my rental unit	30%	22	1	Owner turned the unit into a short term rental	27%	8
2	Change in household size (e.g., had children, found a roommate, children moved out)	25%	18	2	Rent and/or property taxes increased; couldn't afford to stay in current housing	27%	8
3	Evicted from home/apartment	18%	13	3	Owner sold my rental unit	17%	5
4	Owner turned the unit into a short term rental	14%	10	4	Evicted from home/apartment	17%	5
5	Personal reasons	11%	8	5	Personal reasons	17%	5
Roommates							
	%	N		%	N		
1	Owner sold my rental unit	27%	28				
2	Rent and/or property taxes increased; couldn't afford to stay in current housing	27%	28				
3	Owner turned the unit into a short term rental	21%	22				
4	Changed jobs and could no longer live in housing provided or discounted by my employer	14%	14				
5	Owner moved in	12%	12				

Note: N= 476.

Source: Root Policy Research from the Summit County Housing Survey 2023.

The data presented in Figure V-23 displays the locations from which respondents were displaced. Breckenridge had the highest number of displaced respondents with 128 individuals, making up 26% of the total. Silverthorne and Dillon followed with 15% and 14% respectively, while Frisco accounted for 10% of the displaced individuals.

Figure V-23.
In what area were you living at the time when you were asked to move?

Note:
 n= 488.

Source:
 Root Policy Research from the Summit County Housing Survey 2023.

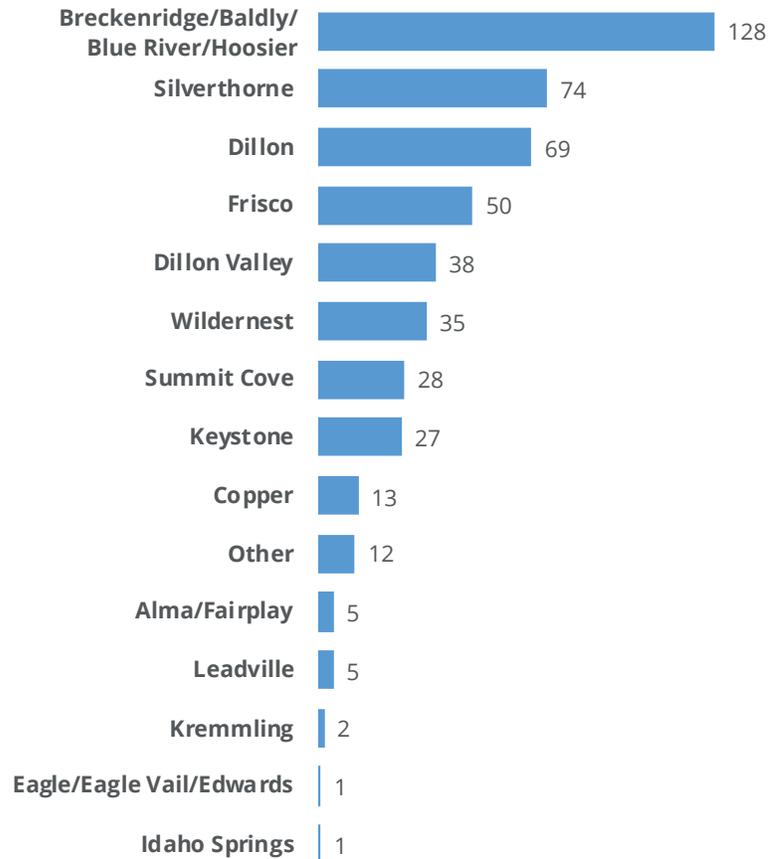


Figure V-24 shows the duration of time allotted for displaced residents to vacate their premises. Around 55% of them were given a month or more, 19% had three to four weeks, while 20% were given two weeks or less.

Figure V-24.
How much of a notice did your landlord give you before you had to move?

Note:
 n= 464.

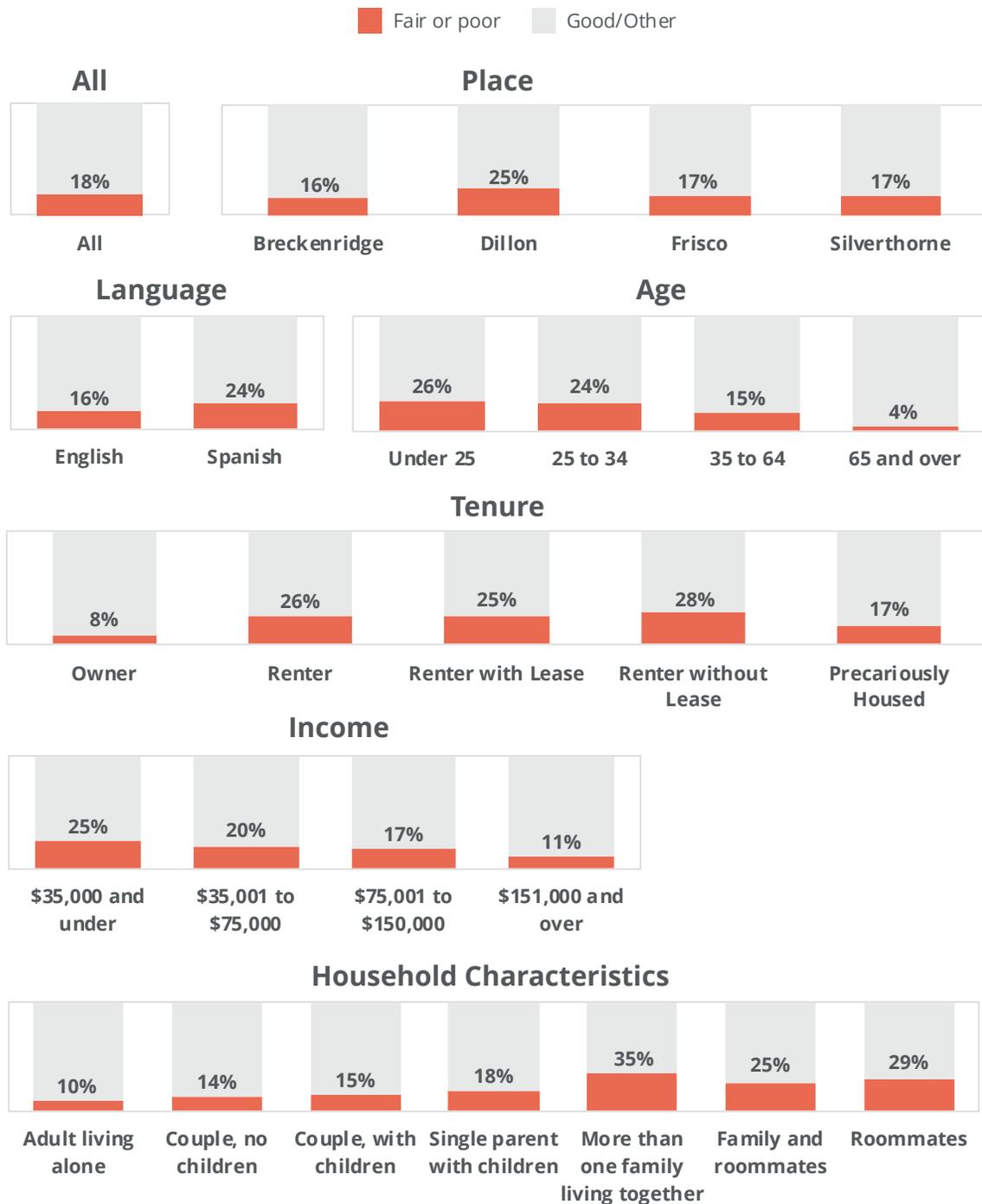
Source:
 Root Policy Research from the Summit County Housing Survey 2023.

	N	%
Less than 1 week	45	10%
1-2 weeks	45	10%
3-4 weeks	86	19%
1-2 months	137	30%
2-3 months	67	14%
Longer than 3 months	50	11%
I don't remember/unsure	34	7%

Housing condition. Figure V-25 shows the share of respondents who rated the condition of their home as fair or poor. Overall, 18% of respondents indicated their home is in fair or poor condition.

- Respondents from Dillon are more likely to deem their house in poor or fair condition, at 25% compared to 18% countywide.
- Almost one in four Spanish respondents deem their house in poor or fair condition (24%), compared to 16% of English respondents.
- Around one in four of respondents below age 35 deem their house in poor or fair condition, compared to 15% of respondents ages 35 to 64 and 4% of respondents 65 and over.
- A high share of all renters, around one in four, deem their house in poor or fair condition, and the share is slightly higher among renters without a lease, at 28%.
- One in four households with income of \$35,000 or below and one in five households with income between \$35,000 and \$75,000 deem their house in poor or fair condition, compared to 11% of households with income over \$150,000.
- Over one third of households with more than one family living together (35%), 29% of households of roommates, and 25% of households with families and roommates deem their house in poor or fair condition.

Figure V-25.
How would you rate the condition of your home/apartment/place you are living in? Percent Fair or Poor

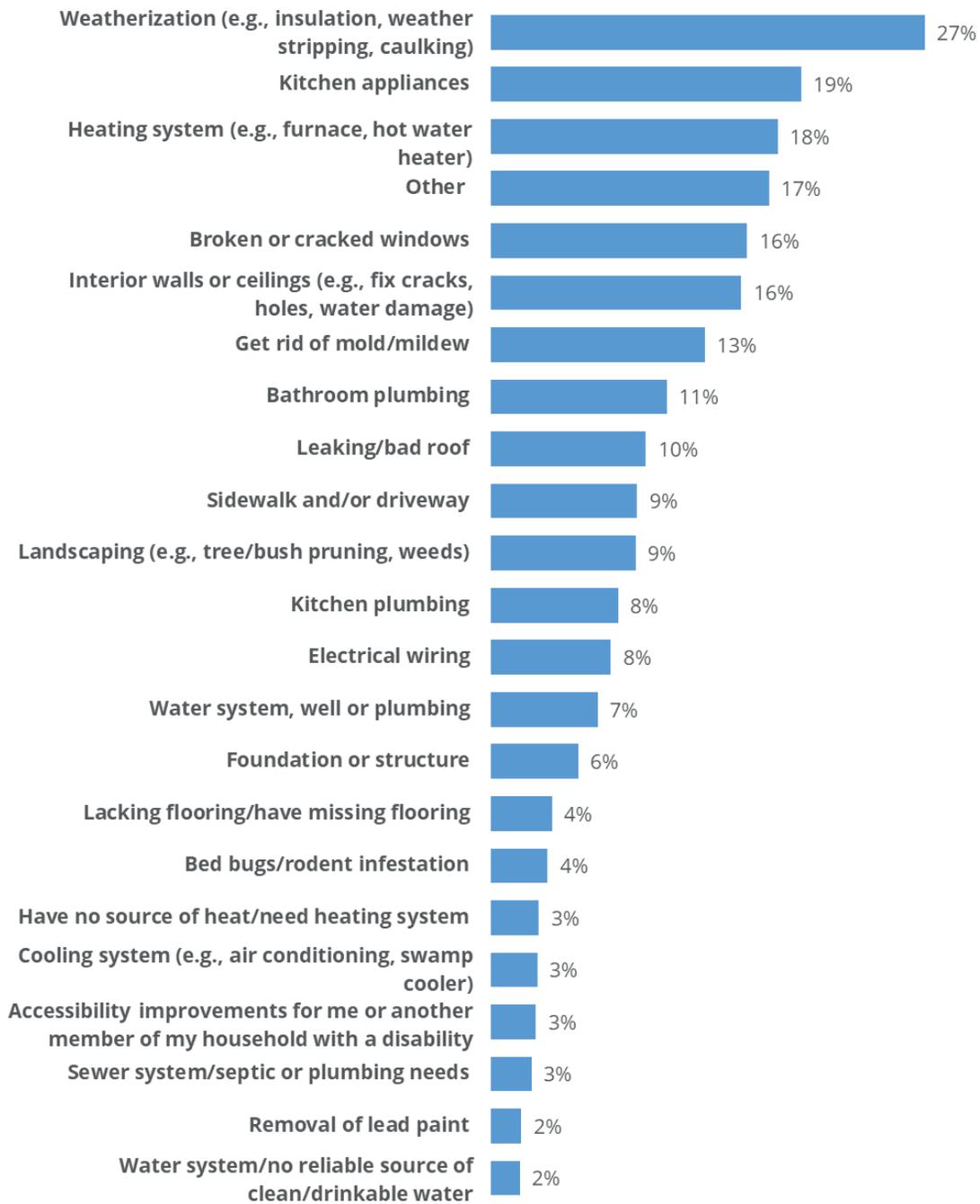


Note: N= 1,987.

Source: Root Policy Research from the Summit County Housing Survey 2023.

According to Figure V-26, the repair that is most frequently required is related to weatherization such as insulation, weather stripping, and caulking, accounting for 27%. This is followed by kitchen appliances at 19% and heating systems such as furnaces and hot water heaters at 18%.

Figure V-26.
What are the most important items in your home that need to be fixed?



Source: Root Policy Research from the Summit County Housing Survey 2023.

As shown in Figure V-27:

- Twenty-two percent of respondents indicated they have not made repairs because they cannot afford them and this share is higher in Frisco, at 32%.
- Among Spanish speaking respondents, 37% indicated they worry that if they request a repair it will result in a rent increase or eviction, and 21% indicated they have asked the landlord and he/she won't make them, compared to 16% and 13% of English speaking respondents respectively.
- More than a third of renters are concerned that if they request a repair, their rent might go up or they might face eviction. Additionally, one in four renters have asked their landlord for a repair, but the landlord has refused. These figures remain fairly consistent regardless of whether or not the renter has a lease agreement.

Figure V-27.
What are the main reasons the repairs have not yet been made?

	I/a household member will make the repairs but haven't had time		I/we can't afford to make them		I/we are saving up to make them		I can't find someone to hire to make them		I have asked landlord and he/she won't make them		I worry that if I request a repair it will result in a rent increase or eviction		I am afraid to ask my landlord to make repairs I need		Other	
	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%
All	180	17%	232	22%	190	18%	79	8%	159	15%	222	21%	123	12%	194	19%
Place																
Breckenridge	68	20%	73	22%	57	17%	28	8%	51	15%	61	18%	36	11%	72	21%
Dillon	11	10%	27	24%	16	14%	3	3%	17	15%	30	26%	13	11%	18	16%
Frisco	18	17%	34	32%	23	21%	10	9%	12	11%	20	19%	8	7%	15	14%
Silverthorne	26	15%	38	22%	29	17%	19	11%	19	11%	44	26%	23	14%	26	15%
Language																
English	165	21%	187	23%	174	22%	73	9%	108	13%	130	16%	80	10%	160	20%
Spanish	15	6%	45	18%	16	7%	6	2%	51	21%	92	37%	43	17%	34	14%
Tenure																
Owner	115	30%	157	41%	153	40%	53	14%	2	1%	3	1%	5	1%	54	14%
Renter	51	9%	66	11%	27	5%	20	3%	144	25%	210	36%	113	19%	117	20%
Renter with Lease	39	9%	36	8%	12	3%	12	3%	110	25%	155	35%	85	19%	100	23%
Renter without Lease	12	8%	30	20%	15	10%	8	5%	34	23%	55	37%	28	19%	17	11%

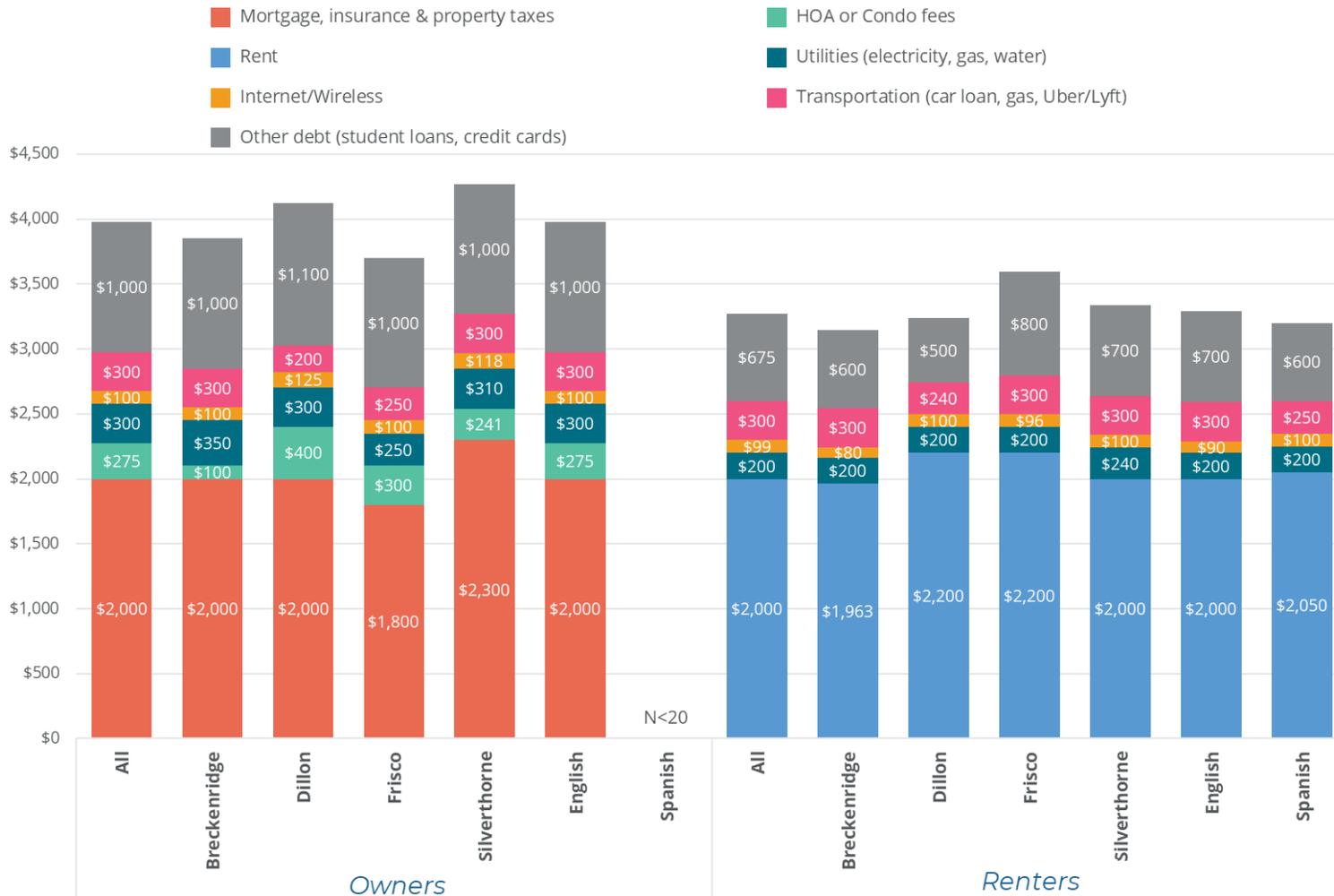
Note: N=1,047.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Housing costs. Figure V-28 compares median housing, transportation, utilities, and debt costs for owners and renters by place and language.

- The total median costs among owners in the county is \$3,975 and for renters, \$3,274.
- Among owners, the highest median mortgage costs were reported by respondents in Silverthorne, at \$2,300, and the lowest in Frisco at \$1,800.
- Among renters, the highest median rent costs were reported by respondents in Dillon and Frisco, at \$2,200, and the lowest in Breckenridge at \$1,963.
- Spanish speaking renters reported slightly lower median rents of \$2,050 compared to \$2,000 for English speaking renters. Spanish speakers reported slightly lower rent and transportation costs, bringing their median costs to \$3,200, slightly lower than the \$3,290 among English speakers.

Figure V-28. Median Monthly Costs

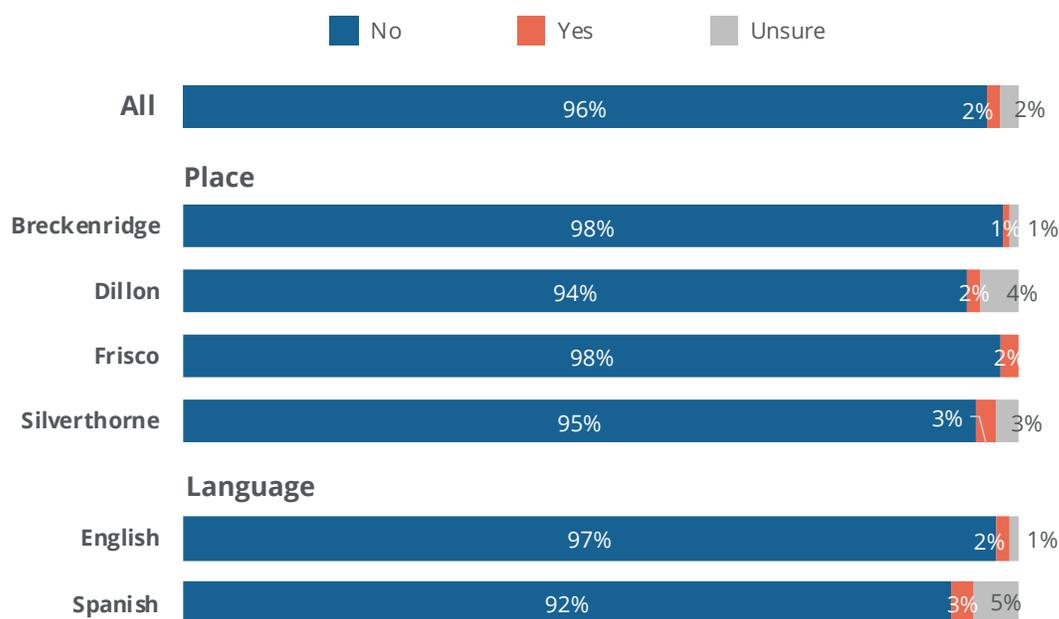


Note: N=1,047. Data not reported for samples under 20.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-29 shows the percentage of respondents who indicated receiving rent or mortgage assistance from an organization such as FIRC, churches, SCHA, or the State of Colorado. The vast majority of respondents, over 90%, indicated they do not receive rent or mortgage assistance.

Figure V-29.
Do you receive assistance from an organization like FIRC, churches, the Summit Combined Housing Authority, or the State of Colorado to help you with your rent or mortgage?



Note: N=1,814.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Cost burden. Survey data were used to estimate the rate of cost burden in Summit County. Figure V-30 shows the cost burden rates by area median income (AMI) and tenure compared to the rates from the latest Comprehensive Housing Affordability Strategy (CHAS) data from HUD in 2019.

Among renters, the survey estimates indicate higher rates of cost burden and severe cost burden among all AMI categories. Survey data estimates 29% of renters are severely cost burdened and 58% are cost burdened, compared to 42% and 14% according to CHAS data.

According to the survey, owners experience a higher rate of cost burden compared to CHAS data. The survey found that 33% of owners experience cost burden, while CHAS data reported 26%. However, the survey indicates owners below 30% AMI and those with income between 80% and 100% AMI have lower rates of cost burden, 63% compared to 72% and 40% compared to 46%, respectively. Additionally, the survey revealed a lower

rate of severe cost burden at 8% compared to 13%, which is driven by significantly lower rates of severe cost burden among owners with income below 30% AMI (50% v. 60%) and those with income between 80% and 100% AMI (4% v. 22%).

Figure V-30.
Cost Burden by AMI and Tenure

	Renters		Owners	
	CHAS Data	Survey Data	CHAS Data	Survey Data
Housing Cost Burden >30%	42%	58%	26%	33%
Household Income <= 30% AMI	77%	94%	72%	63%
Household Income >30% to <=50% AMI	85%	91%	77%	83%
Household Income >50% to <=80% AMI	42%	65%	30%	62%
Household Income >80% to <=100% AMI	39%	45%	46%	40%
Household Income >100% AMI	13%	21%	11%	24%
Housing Severe Cost Burden >50%	14%	29%	13%	8%
Household Income <= 30% AMI	47%	90%	60%	50%
Household Income >30% to <=50% AMI	41%	67%	46%	67%
Household Income >50% to <=80% AMI	8%	21%	14%	26%
Household Income >80% to <=100% AMI	0%	6%	22%	4%
Household Income >100% AMI	0%	1%	2%	3%

Note: N=1,430.

Source: Root Policy Research from the Summit County Housing Survey 2023, and HUD CHAS 2019 data.

Employment

Figure V-31 shows the various industries that employ workers in households. The data indicates that:

- Spanish speaking households have a higher concentration of workers in the accommodation and food services (40%) and construction (53%) industries.
- On the other hand, English speaking households have a greater representation in government (28%), accommodation and food services (22%), outdoor recreation/outfitter (21%), and real estate/property management (18%) industries.

Figure V-31.

What types of business(es) do the adults in your household work for?

Industry	English Survey		Spanish Survey	
	N	%	N	%
Banking/finance/insurance	53	4%	1	0%
Construction	191	13%	135	40%
Mining and Natural Resources	16	1%	0	0%
Outdoor recreation/outfitter	298	21%	2	1%
Accommodation and food services	322	22%	178	53%
Retail	137	10%	21	6%
Education (PreK-12, college)	129	9%	14	4%
Health care	153	11%	13	4%
Local/state government	406	28%	8	2%
Manufacturing	11	1%	1	0%
Real estate/property management	255	18%	0	0%
Transportation and warehousing	63	4%	3	1%
Professional services (legal, accounting, etc.)	150	10%	2	1%

Note: N= 1,434. Numbers and percentages do not add up to the total because multiple responses were allowed from respondents.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-32 shows the income distribution, tenure, and commute time by industry.

- Households with workers in construction (16%); accommodation and food services (19%); and retail (11%) industries are more likely to have a household income of \$35,000 or less and the most likely to be renters, at 53%, 66% and 61% respectively.
- Households with workers in the government and in the outdoor recreation/outfitter industries are more likely to have incomes in the \$75,000 to \$150,000 range, at 52% and 55% respectively. While households with workers in the government sector have a higher homeownership rate of 62%, this is much lower among workers in the outdoor recreation/outfitter, at 45%.
- Households with workers in the real estate/property management industry are the most likely to have income over \$150,000, at 53%, and have the highest ownership rate, at 69%.
- For commutes, households with workers in the transportation and warehousing, and real estate/property management industries have a higher chance of having a commute of 20 minutes or less, at 76% and 73% respectively. In contrast, households with workers in the construction and professional services industries are more likely to have a commute of over an hour, at 12% and 10%, respectively.

Figure V-32.
Income, Tenure, and Commute Time by Employment Industry

Industry	Income Distribution				Tenure		Commute Time		
	\$35,000 and under	\$35,001 to \$75,000	\$75,001 to \$150,000	\$150,001 and over	Renter	Owner	0 to 20 min.	20 to 60 min.	More than 60 min.
Banking/finance/insurance	4%	18%	37%	41%	43%	57%	67%	29%	4%
Construction	16%	31%	34%	20%	53%	41%	47%	42%	12%
Outdoor rec/outfitter	5%	20%	55%	20%	48%	45%	60%	35%	5%
Accommodation and food services	19%	28%	36%	18%	66%	26%	55%	38%	7%
Retail	11%	31%	39%	19%	61%	32%	59%	33%	7%
Education	3%	22%	46%	29%	42%	55%	62%	34%	4%
Health care	1%	18%	38%	43%	42%	55%	62%	32%	6%
Local/state government	1%	13%	52%	34%	31%	62%	61%	30%	8%
Real estate/property management	0%	9%	38%	53%	26%	69%	73%	22%	5%
Transportation and warehousing	0%	31%	56%	13%	42%	48%	76%	19%	5%
Professional services	0%	17%	40%	43%	33%	64%	67%	23%	10%

Note: N= 1,434. The commute time was asked of up to three workers per household, the results shown are for the first worker.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Seasonal workers. According to the survey, 51% of seasonal workers find it very difficult to secure housing in the county and 27% find it somewhat difficult. Additionally, 63% of seasonal workers live and work in Summit County for 7-12 months each year. Forty percent of seasonal workers indicated they reside in one of the Front Range cities.

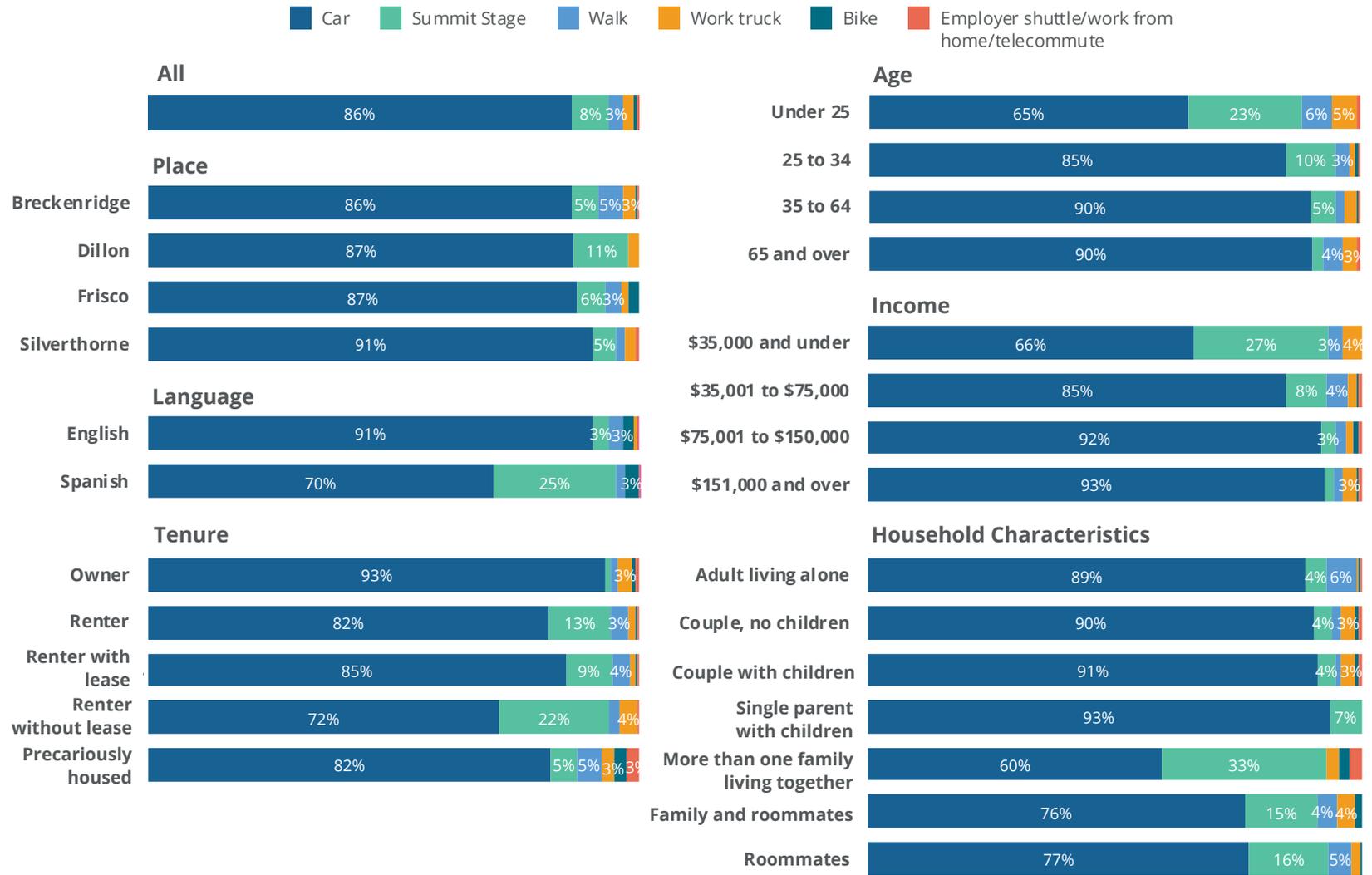
Transportation and Commuting

Figure V-33 displays the common modes of transportation used by respondents in Summit County. Out of all the respondents, 86% use a car, 8% use the Summit Stage, 3% walk, 2% use a work truck, and 1% use a bike.

The Summit Stage is most frequently used by certain groups of respondents. Specifically, those residing in Dillon (8%) and renters (13%), particularly those without a lease (22%), use the Summit Stage frequently. Additionally, Spanish speakers (25%), younger residents under the age of 25 (23%), households with an income below \$35,000 (27%), and households with multiple families living together (33%) are among the most frequent users.

According to the survey results, respondents from Silverthorne, English speakers, homeowners, respondents over 35 years of age, respondents with a household income above \$75,000, and respondents who live in couple households rely heavily on personal vehicles, with 90% or more of them indicating they typically get round the county by car.

Figure V-33. How do you typically get around Summit County?



Note: N=1,805.

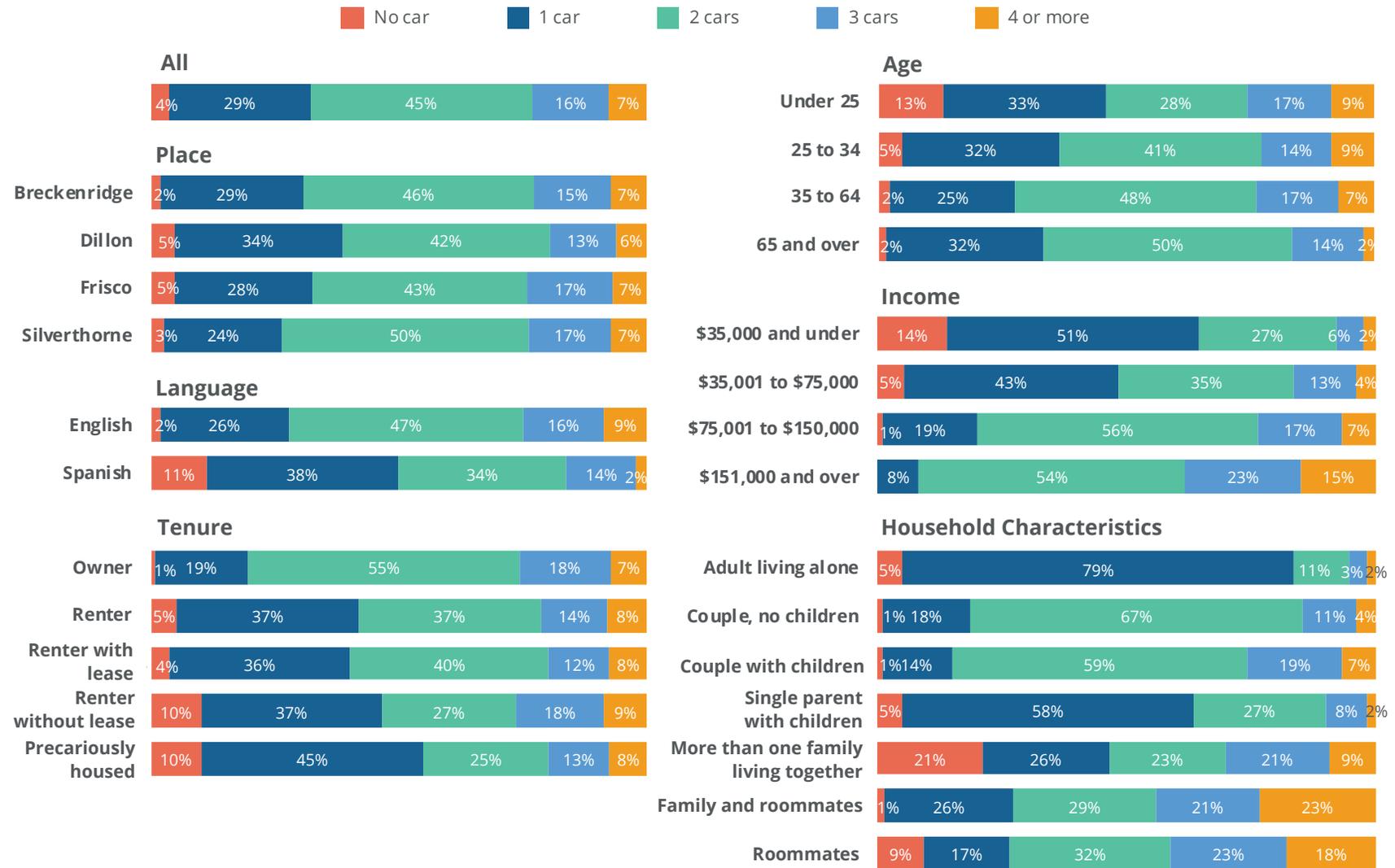
Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-34 shows the number of cars per household according to survey respondents. Overall, 45% of households indicated having 2 cars, 29% indicated having one car, 16% indicated having 3 cars, 7% indicated having 4 or more cars, and 4% indicated not having a car.

The usage of Summit Stage is similar to the pattern of households that have no car. This includes Spanish speakers (11%), renters without a lease (10%), individuals with unstable housing (10%), those under the age of 25 (13%), individuals with an income below \$35,000 (14%), and families with multiple members living together (21%).

Households that are most likely to have three or more cars include English speakers (25%), owners (26%), renters without a lease (26%), those under the age of 25 (26%), households with an income above \$150,000 (38%), couples with children (26%), families and roommates living together (44%), and households composed of roommates (41%).

Figure V-34. How many cars does your household have?

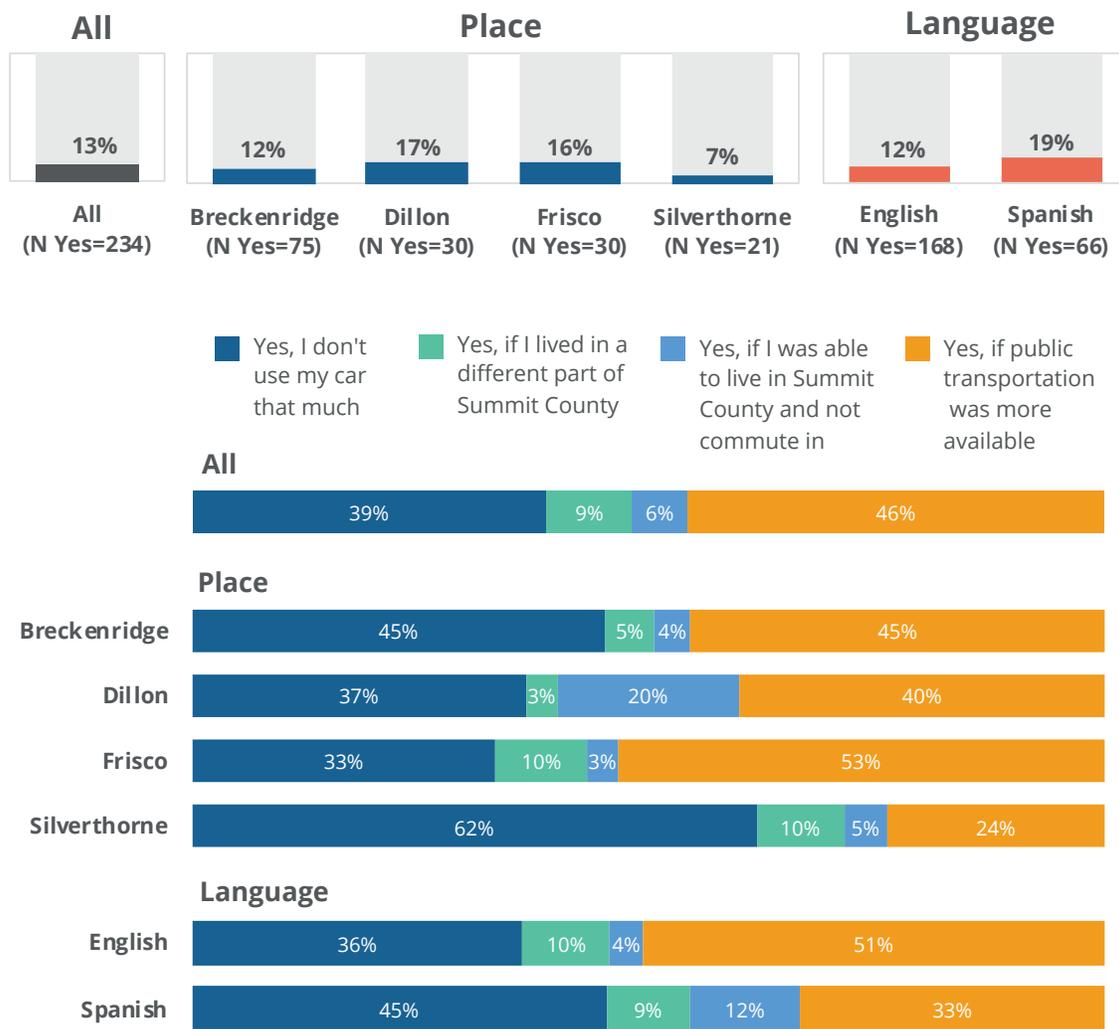


Note: N=1,789.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-35 shows the percentage of respondents who said they could live without a car by place of residence and language, as well as what would be needed for that to happen. Overall, 13% of respondents indicated they could live without a car. This share was higher in Frisco (16%) and Dillon (17%), and among Spanish speaking respondents (19%). Among those who indicated they could live without a car, 46% indicated they could do it if public transportation was more available, 9% indicated they could do it if they lived in a different part of the county, and 6% if they could live in Summit County and not commute in.

Figure V-35.
Do you think you could live without a car?



Note: N=1,767.

Source: Root Policy Research from the Summit County Housing Survey 2023.

As shown in Figure V-36, 69% of respondents feel they have enough parking spaces, while 22% need more parking space, 5% need two more spaces, 4% need three more spaces, and 1% need fewer parking spaces.

- Among places of residence, respondents from Breckenridge and Dillon are more likely to need extra spaces.
- Demand for more parking space is higher among Spanish speaking respondents, 32% of Spanish speaking respondents indicated needing one more parking space, compared to 19% of English speaking respondents.
- Renters also have a higher demand for more parking spaces, 27% indicated needing one more parking space, compared to 17% of owners.
- Among age categories, residents under 25 were the most likely to indicate needing two or more parking spaces (20%).
- Around 30% of lower income households with income of \$35,000 indicated needing one more parking space, a larger share than higher income households.
- Among households with more than one family living together, 28% indicated needing one more parking space, and 18% indicated three or more extra spaces. Among households with families and roommates 34% indicated needing one more parking space, and 10% indicated two extra spaces. Among households with roommates, 10% indicated needing three or more extra spaces.

As shown in Figure V-37 parking for work vehicles is an issue for 9% of respondents. Renters with a lease (11%), precariously housed respondents (17%), and households with families and roommates (12%) are more likely to indicate having difficulty finding parking for their work vehicles.

Figure V-36.

Think about the parking spaces you have available in your housing for all the people who live in your housing. Would you say that...

	N	We have enough parking spaces	We need one more parking space	We need two more parking spaces	We need three or more parking spaces	We need fewer parking spaces/ we have too many places to park
All	1,759	69%	22%	5%	4%	1%
Place						
Breckenridge	605	69%	23%	5%	3%	0%
Dillon	172	66%	22%	5%	6%	2%
Frisco	185	74%	19%	4%	2%	2%
Silverthorne	296	72%	21%	3%	2%	1%
Language						
English	1,419	71%	19%	5%	4%	1%
Spanish	340	58%	32%	6%	4%	0%
Tenure						
Owner	817	77%	17%	3%	2%	1%
Renter	831	61%	27%	6%	6%	0%
Renter with Lease	620	61%	27%	6%	7%	0%
Renter without Lease	211	60%	26%	9%	5%	0%
Precariously Housed	35	71%	11%	14%	3%	0%
Age						
Under 25	112	55%	25%	10%	10%	0%
25 to 34	496	60%	26%	6%	7%	0%
35 to 64	942	72%	20%	4%	2%	1%
65 and over	130	88%	9%	1%	2%	1%
Income						
\$35,000 and under	170	55%	31%	8%	6%	1%
\$35,001 to \$75,000	358	65%	24%	5%	6%	0%
\$75,001 to \$150,000	586	69%	23%	5%	3%	1%
\$151,000 and over	399	77%	16%	5%	2%	1%
Household Characteristics						
Adult living alone	261	72%	16%	3%	8%	0%
Couple, no children	471	73%	19%	5%	2%	1%
Couple, with children	385	72%	22%	4%	1%	1%
Single parent with children	56	84%	14%	2%	0%	0%
More than one family living together	40	50%	28%	5%	18%	0%
Family and roommates	77	52%	34%	10%	3%	1%
Roommates	250	62%	22%	7%	10%	0%

Note: N=1,759.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-37.

Do you or anyone in your household need to have parking for a work truck or trailer where you live?

	N	Yes, and I have trouble finding a place to park it	Yes, and I am able to park it near where I live	No; no one in my household brings a work truck or trailer home
All	1,751	9%	16%	75%
Place				
Breckenridge	606	7%	16%	76%
Dillon	164	7%	20%	74%
Frisco	188	8%	13%	79%
Silverthorne	297	9%	21%	70%
Language				
English	1,413	8%	17%	75%
Spanish	338	9%	13%	78%
Tenure				
Owner	814	7%	19%	73%
Renter	823	9%	13%	77%
Renter with Lease	614	11%	11%	78%
Renter without Lease	209	6%	20%	74%
Precariously Housed	35	17%	14%	69%
Age				
Under 25	111	9%	15%	76%
25 to 34	495	10%	15%	75%
35 to 64	937	8%	18%	74%
65 and over	131	5%	11%	83%
Income				
\$35,000 and under	165	8%	14%	78%
\$35,001 to \$75,000	358	8%	14%	78%
\$75,001 to \$150,000	585	9%	17%	74%
\$151,000 and over	398	8%	17%	75%
Household Characteristics				
Adult living alone	259	5%	11%	84%
Couple, no children	466	10%	16%	74%
Couple, with children	383	9%	21%	69%
Single parent with children	59	8%	15%	76%
More than one family living together	41	7%	7%	85%
Family and roommates	76	12%	18%	70%
Roommates	249	9%	15%	76%

Note: N=1,751.

Source: Root Policy Research from the Summit County Housing Survey 2023.

In-commuters. Out of the surveyed individuals who commute to the county for work, 61% expressed they would be willing to make a trade-off in order to reside in the county. Respondents were able to select all applicable trade-offs they would be willing to make. The most common trade-offs were:

- I would be willing to live in a duplex/triplex/townhome rather than a single family home, at 35%;
- I would be willing to buy a home that is smaller than the one I own now, at 28%;
- I would be willing to live in a place with fewer bedrooms than I have now, at 28%;
- I would be willing to live in a condominium rather than a single family detached home, at 27%; and
- I would be willing to buy a home that has resale restrictions, at 23%.

Housing Solutions

Respondents were presented with a set of housing assistance options and asked to select the ones that would most improve their housing situation. Figure V-38 presents the top 5 most selected options among different respondent segments.

- Overall, 35% of respondents indicated finding a home they can afford to buy would improve their situation, 31% indicated they are happy with their housing situation, and 18% indicated help with a down payment and closing costs to buy a home would improve their situation.
- Among the places of residence, respondents from Breckenridge were the most likely to be happy with their housing situation, at 37%. Over 30% of respondents in all jurisdictions indicated finding a home they can afford to buy would improve their situation.
- Spanish speaking respondents indicated the top solution was to have more bedrooms for their families (35%), followed by finding a home they can afford (33%), and help finding rental housing (31%); while 38% of English speaking respondents indicated they are happy with their housing situation and top solutions mentioned were finding a home (36%) they can afford to buy and help with a down payment and closing costs to buy a home (20%).
- Over 70% of respondents age 65 and over indicated they are happy with their housing situation, this was also the top response among respondents age 35 to 64 at 38%, followed by finding a home they can afford to buy (33%). Finding a home they can afford to buy was the top response among residents ages 25 to 34, at 53%.

while finding rental housing was the top response among those under age 25, at 44%.

- Almost 60% of owners indicated they are happy with their housing situation, while 54% of renters indicated finding a house they can afford and 30% indicated help with a down payment and closing costs to buy a home would improve their housing situation.
- Households composed of couples with and without children were the most likely to be happy with their housing situation, at 35% and 44% respectively. Finding a home they can afford to buy was the top solution among adult living alone (37), single parents (45%), and households with roommates (51%). Almost 40% of households of more than one family together and 30% of families and roommates indicated help finding rental housing would improve their housing situation, and 37% of households of more than one family together indicated assistance with paying rent each month would improve their housing situation.
- Around 30% of households earning \$35,000 or less stated that receiving assistance with rent payments would improve their housing situation. Additionally, 28% of households in this income bracket also said that help with locating rental housing would be beneficial.
- Among households earning between \$35,000 and \$75,000, finding a home that is affordable to buy was the most popular response, with 40% indicating it as their top choice. Similarly, among households earning between \$75,000 and \$150,000, 45% selected help in finding a home they can afford to buy. For households in the \$35,000 to \$75,000 income bracket, the second most popular response was receiving help to obtain a loan for buying a house, with 24% indicating this. Meanwhile, among households earning between \$75,000 and \$150,000, the next most common response was that they were satisfied with their current housing situation, with 30% indicating this.

Figure V-38.

What do you feel you most need to improve your housing situation?

ALL

	All	%	N
1	Finding a home I can afford to buy	35%	678
2	N/A; I am happy with my housing situation	31%	604
3	Help with a down payment and closing costs to buy a home	18%	354
4	Help getting a loan to buy a house	16%	312
5	Help find rental housing	15%	291

CITY

	Breckenridge	%	N		Dillon	%	N
1	N/A; I am happy with my housing situation	37%	241	1	Finding a home I can afford to buy	35%	67
2	Finding a home I can afford to buy	37%	239	2	N/A; I am happy with my housing situation	26%	49
3	Help with a down payment and closing costs to buy a home	21%	137	3	Help find rental housing	17%	33
4	Help getting a loan to buy a house	17%	113	4	Help with a down payment and closing costs to buy a home	17%	32
5	More bedrooms for my family	14%	90	5	Help getting a loan to buy a house	16%	31
	Frisco	%	N		Silverthorne	%	N
1	Finding a home I can afford to buy	32%	65	1	Finding a home I can afford to buy	36%	120
2	N/A; I am happy with my housing situation	29%	58	2	N/A; I am happy with my housing situation	32%	108
3	Help find rental housing	17%	35	3	Help getting a loan to buy a house	17%	57
4	Help with a down payment and closing costs to buy a home	16%	33	4	Help with a down payment and closing costs to buy a home	16%	53
5	More bedrooms for my family	14%	28	5	More bedrooms for my family	15%	51

LANGUAGE

English			Spanish				
	%	N		%	N		
1	N/A; I am happy with my housing situation	38%	571	1	More bedrooms for my family	35%	142
2	Finding a home I can afford to buy	36%	542	2	Finding a home I can afford to buy	33%	136
3	Help with a down payment and closing costs to buy a home	20%	299	3	Help find rental housing	31%	124
4	Help getting a loan to buy a house	15%	225	4	Assistance to help me pay rent each month	29%	117
5	Help find rental housing	11%	167	5	Where to find landlords that take ITINs, accept people without a social security number (SSN)	25%	102

AGE

Under 25			25 to 34				
	%	N		%	N		
1	Help find rental housing	44%	49	1	Finding a home I can afford to buy	53%	267
2	Assistance to help me pay rent each month	33%	37	2	Help with a down payment and closing costs to buy a home	31%	156
3	Finding a home I can afford to buy	29%	33	3	Help getting a loan to buy a house	26%	132
4	Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	21%	23	4	Help find rental housing	23%	115
5	More bedrooms for my family	17%	19	5	Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	20%	99
35 to 64			65 and Over				
	%	N		%	N		
1	N/A; I am happy with my housing situation	38%	358	1	N/A; I am happy with my housing situation	73%	97
2	Finding a home I can afford to buy	33%	312	2	Specialized housing for memory care/respice care when I or a family member needs it	8%	11
3	Help with a down payment and closing costs to buy a home	17%	160	3	Finding a home I can afford to buy	6%	8
4	More bedrooms for my family	15%	141	4	Assistance to help me get through emergency situations when they arise	5%	7
5	Help getting a loan to buy a house	14%	138	5	Money or technical assistance to build an Accessory Dwelling Unit (ADU) or cottage home on my lot	5%	7

TENURE

Owner			Renter				
		%	N		%	N	
1	N/A; I am happy with my housing situation	58%	514	1	Finding a home I can afford to buy	54%	492
2	Help with repairs to my home or apartment	15%	136	2	Help with a down payment and closing costs to buy a home	30%	274
3	Finding a home I can afford to buy	15%	130	3	Help getting a loan to buy a house	28%	260
4	More bedrooms for my family	14%	124	4	Help find rental housing	26%	238
5	Assistance to help me pay property taxes	6%	56	5	Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	23%	207
Renter With Lease			Renter Without Lease				
		%	N		%	N	
1	Finding a home I can afford to buy	59%	398	1	Finding a home I can afford to buy	39%	94
2	Help with a down payment and closing costs to buy a home	33%	224	2	Help find rental housing	34%	80
3	Help getting a loan to buy a house	31%	209	3	Assistance to help me pay rent each month	28%	66
4	Help find rental housing	23%	158	4	Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	21%	51
5	Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	23%	156	5	Help getting a loan to buy a house	21%	51
Precariously Housed							
		%	N				
1	Finding a home I can afford to buy	55%	17				
2	Help getting a loan to buy a house	35%	11				
3	Help with a down payment and closing costs to buy a home	32%	10				
4	Help find rental housing	29%	9				
5	N/A; I am happy with my housing situation	16%	5				

HOUSEHOLD CHARACTERISTICS

Adult Living Alone			Couple, No Children				
	%	N		%	N		
1	Finding a home I can afford to buy	37%	95	1	N/A; I am happy with my housing situation	44%	208
2	N/A; I am happy with my housing situation	32%	81	2	Finding a home I can afford to buy	33%	156
3	Help with a down payment and closing costs to buy a home	26%	65	3	Help with a down payment and closing costs to buy a home	18%	85
4	Help getting a loan to buy a house	18%	46	4	Help getting a loan to buy a house	14%	67
5	Help find rental housing	15%	37	5	More bedrooms for my family	12%	55
Couple, with Children			Single Parent with Children				
	%	N		%	N		
1	N/A; I am happy with my housing situation	35%	138	1	Finding a home I can afford to buy	45%	27
2	Finding a home I can afford to buy	32%	127	2	More bedrooms for my family	37%	22
3	More bedrooms for my family	25%	99	3	Help getting a loan to buy a house	25%	15
4	Help with repairs to my home or apartment	14%	55	4	Help with a down payment and closing costs to buy a home	23%	14
5	Help getting a loan to buy a house	14%	55	5	N/A; I am happy with my housing situation	18%	11
More than One Family Living Together			Family and Roommates				
	%	N		%	N		
1	Help find rental housing	39%	16	1	Help find rental housing	30%	24
2	Assistance to help me pay rent each month	37%	15	2	Finding a home I can afford to buy	28%	22
3	More bedrooms for my family	29%	12	3	Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	25%	20
4	Finding a home I can afford to buy	22%	9	4	More bedrooms for my family	21%	17
5	Help with a security deposit for a rental unit	22%	9	5	Assistance to help me pay rent each month/Help with repairs to my home or apartment	19%	15
Roommates							
	%	N		%	N		
1	Finding a home I can afford to buy	51%	127				
2	Help find rental housing	35%	87				
3	Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	25%	64				
4	Help with a down payment and closing costs to buy a home	25%	63				
5	Help getting a loan to buy a house	24%	60				

INCOME

\$35,000 and under			\$35,001 to \$75,000				
	%	N		%	N		
1	Assistance to help me pay rent each month	29%	50	1	Finding a home I can afford to buy	40%	145
2	Help find rental housing	28%	47	2	Help getting a loan to buy a house	24%	87
3	More bedrooms for my family	26%	45	3	Help find rental housing	22%	81
4	Finding a home I can afford to buy	26%	44	4	Assurance that I can stay in my rental unit for awhile (that my landlord won't sell the unit or convert it to a short term rental)	22%	79
5	Where to find landlords that take ITINs, accept people without a social security number (SSN)	23%	39	5	Help with a down payment and closing costs to buy a home	22%	78
\$75,001 to \$150,000			\$151,000 and over				
	%	N		%	N		
1	Finding a home I can afford to buy	45%	262	1	N/A; I am happy with my housing situation	55%	219
2	N/A; I am happy with my housing situation	30%	174	2	Finding a home I can afford to buy	28%	114
3	Help with a down payment and closing costs to buy a home	26%	153	3	Help with a down payment and closing costs to buy a home	14%	57
4	Help getting a loan to buy a house	20%	119	4	Help with repairs to my home or apartment	11%	45
5	More bedrooms for my family	13%	79	5	More bedrooms for my family	9%	37

Note: N=1,928.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Interest in deed restricted homes. As shown in Figure V-39, 30% of respondents overall indicated they are very interested in deed restricted homes, and another 31% indicated they are somewhat interested. These include respondents who are current owners and would be looking to own a different unit.

- Forty five percent of renters indicated they are very interested and another 39% indicated they are somewhat interested in deed restricted homes.
- Among the different jurisdictions interest is highest among respondents from Frisco, of which 38% indicated they are very interested.
- Among the different age groups, interest is higher among respondents ages 25 to 34, with almost 50% indicating they are very interested.

- Among income categories, interest is higher among respondents with household income between \$35,000 and \$75,000, with almost 40% indicating they are very interested.
- Household with families and roommates (35%), households of single parents (30%), and households of couples with children (30%), indicated higher interest in deed restricted homes compared to the other household types.

Figure V-39a.

How interested would you be in becoming a homeowner if the only way to afford to buy a home was to participate in a program that limits the resale terms of the home (for example, resale and price cap, must sell to others participating in the program or local workers)?

	Total	Very interested	Somewhat interested	Not at all interested
All	1,533	31%	31%	38%
Place				
Breckenridge	591	32%	32%	36%
Dillon	122	23%	29%	48%
Frisco	173	38%	25%	36%
Silverthorne	241	26%	34%	40%
Tenure				
Owner	858	21%	25%	54%
Renter	586	45%	39%	16%
Renter with Lease	476	46%	37%	17%
Renter without Lease	110	42%	48%	10%
Precariously Housed	26	31%	50%	19%
Age				
Under 25	73	27%	45%	27%
25 to 34	390	49%	37%	14%
35 to 64	773	27%	30%	42%
65 and over	133	7%	11%	82%
Income				
\$35,000 and under	55	31%	31%	38%
\$35,001 to \$75,000	241	39%	36%	25%
\$75,001 to \$150,000	549	36%	32%	32%
\$151,000 and over	398	23%	27%	50%
Household Characteristics				
Adult living alone	248	29%	33%	37%
Couple, no children	443	28%	28%	44%
Couple, with children	279	30%	28%	42%
Single parent with children	30	30%	40%	30%
Family and roommates	40	35%	33%	33%
Roommates	208	41%	38%	21%

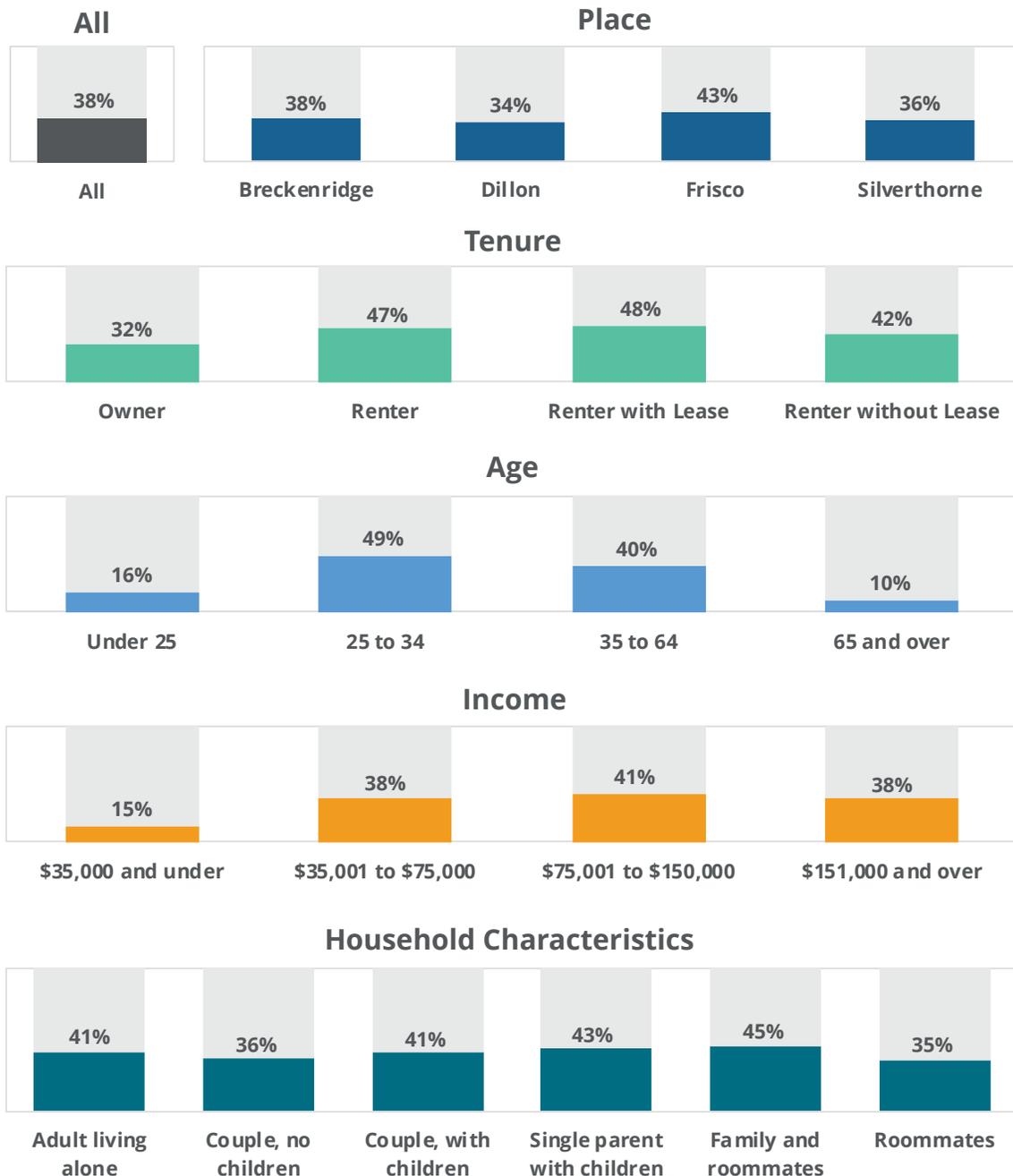
Note: N=1,533. Not enough responses were gathered from the Spanish survey.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-40 displays the share of respondents who indicated they have looked into buying a deed restricted home but did not buy one and Figure V-41 shows the reasons for not buying the property.

- Overall, 38% of respondents indicated they looked into but did not buy a deed restricted home, and 31% indicated they did not buy the property because the resale restrictions made them feel it was not a good investment.
- Among the jurisdictions, respondents from Frisco (43%) were the most likely to have looked into but did not buy a deed restricted home, 24% of the indicated they did not buy it because the resale restrictions made them feel it was not a good investment, but 21% indicated they did not buy it because they were not chosen in the lottery.
- Close to half (47%) of renters looked into but did not buy a deed restricted home, and 22% indicated they did not buy the property because they couldn't afford the monthly payments, 18% because they were not chosen in the lottery, and 17% because they felt it was not a good investment.
- Almost half (49%) of respondents ages 25 to 34 and 40% of respondents ages 35 to 64 looked into but did not buy a deed restricted home. Among respondents ages 25 to 34 the top reason was they didn't feel it was a good investment, at 25%, and the second was because they couldn't afford the monthly payments, at 19%. Among respondents ages 35 to 64, the top reason was they didn't feel it was a good investment, at 35%.
- Around 40% of respondents with income over \$35,000 indicated they looked into but did not buy a deed restricted home. Among households with income over \$150,000 the top reason they did not buy was that they didn't feel it was a good investment (43%), while among households with income between \$35,000 and \$75,000 the top reason was that they couldn't afford the monthly payments (19%) followed by not being chosen in the lottery (17%). Among households with income between \$75,000 and \$150,000 the top reason was that they didn't feel it was a good investment (31%), followed by not being chosen in the lottery (17%).

Figure V-40.
Have you ever looked into buying a deed restricted home and didn't buy one? (% Yes)



Note: N=1,519.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-41. What were the reasons you did not buy a deed restricted home?

What were the reasons you did not buy a deed restricted home?	Total	Resale restrictions/ didn't feel it was a good investment	I tried but wasn't chosen in the lottery	Couldn't afford monthly payments	Other (please specify)	Not desired housing type	Couldn't get a mortgage	Employment rules of owning	Not desired location	Not good enough credit/no credit	Can't buy without a social security number (SSN)
All	591	31%	16%	14%	13%	12%	5%	4%	3%	2%	1%
Place											
Breckenridge	226	33%	12%	13%	12%	13%	8%	4%	3%	1%	0%
Dillon	44	34%	18%	11%	14%	9%	0%	11%	0%	2%	0%
Frisco	72	24%	21%	10%	18%	11%	8%	3%	1%	3%	1%
Silverthorne	84	32%	14%	20%	14%	10%	2%	2%	2%	2%	0%
Tenure											
Owner	252	47%	14%	4%	16%	12%	2%	4%	2%	0%	0%
Renter	303	17%	18%	22%	11%	12%	8%	5%	3%	4%	1%
Renter with Lease	255	19%	19%	20%	11%	12%	7%	5%	3%	3%	1%
Renter without Lease	48	10%	13%	29%	10%	8%	10%	8%	4%	6%	0%
Age											
25 to 34	205	25%	17%	19%	10%	12%	8%	4%	2%	2%	0%
35 to 64	303	35%	16%	12%	16%	11%	3%	4%	3%	1%	1%
Income											
\$35,001 to \$75,000	99	16%	17%	19%	8%	15%	7%	5%	2%	9%	1%
\$75,001 to \$150,000	236	31%	17%	13%	15%	10%	5%	4%	3%	0%	0%
\$151,000 and over	145	43%	11%	9%	17%	12%	2%	4%	1%	0%	0%
Household Characteristics											
Adult living alone	108	28%	15%	20%	10%	10%	6%	5%	4%	3%	0%
Couple, no children	160	33%	16%	10%	16%	13%	4%	6%	2%	1%	0%
Couple, with children	109	37%	20%	4%	16%	12%	3%	2%	4%	3%	1%
Roommates	85	15%	11%	31%	12%	14%	7%	5%	2%	4%	0%

Note: N=591. Respondent segments with less than 20 responses are omitted.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-42 shows the range of prices respondents would be willing to pay for a deed restricted home. In the county overall, the median price was \$350,000. This figure was higher in Breckenridge, at \$400,000, and lower in Frisco, at \$300,000. As expected, the median price respondents are willing to pay increases with age and income. The median price renters are willing to pay in \$300,000 and the median among couples without children and couples with children is higher, at \$400,000 and \$500,000 respectively.

Figure V-42.
How much would you be willing to pay and could afford if you were looking to buy a home with resale limits?

	N	Mean	25th Percentile	50th Percentile (Median)	75th Percentile
All	392	\$389,499	\$250,000	\$350,000	\$500,000
Place					
Breckenridge	165	\$445,427	\$250,000	\$400,000	\$500,000
Dillon	23	\$349,400	\$250,000	\$350,000	\$500,000
Frisco	49	\$347,328	\$200,000	\$300,000	\$450,000
Silverthorne	53	\$362,857	\$300,000	\$350,000	\$450,000
Tenure					
Owner	126	\$488,973	\$300,000	\$450,000	\$560,000
Renter	239	\$344,095	\$240,000	\$300,000	\$450,000
Renter with Lease	196	\$346,502	\$250,000	\$350,000	\$450,000
Renter without Lease	43	\$333,128	\$200,000	\$250,000	\$375,000
Age					
25 to 34	157	\$335,419	\$250,000	\$325,000	\$450,000
35 to 64	189	\$425,071	\$250,000	\$380,000	\$500,000
Income					
\$35,001 to \$75,000	72	\$289,928	\$175,000	\$287,500	\$350,000
\$75,001 to \$150,000	170	\$374,989	\$280,000	\$375,000	\$500,000
\$151,000 and over	83	\$538,478	\$350,000	\$500,000	\$600,000
Household Characteristics					
Adult living alone	69	\$278,322	\$200,000	\$300,000	\$350,000
Couple, no children	106	\$417,539	\$300,000	\$400,000	\$500,000
Couple, with children	65	\$519,419	\$320,000	\$500,000	\$600,000
Roommates	67	\$312,186	\$200,000	\$300,000	\$350,000

Note: N=392. Respondent segments with less than 20 responses are omitted.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Awareness of Summit Combined Housing Authority. Figure V-43 shows how aware respondents are of the Summit Combined Housing Authority (SCHA). Overall, 32% of respondents indicated they do not know of SCHA. Among respondent categories this share was highest among:

- Households with more than one family living together, at 85%;
- Spanish speaking respondents, at 82%;
- Households with income of \$35,000 or less, at 72%;
- Respondents under age 25, at 64%;
- Renters without a lease, at 57%;
- Dillon, at 49%;
- Household with families and roommates, at 49%;
- Households with roommates, at 48%; and
- Households with income between \$35,000 and \$75,000, at 48%.

Figure V-43.

Are you aware of the Summit Combined Housing Authority?

	N	No, I do not know of the Summit Combined Housing Authority	Yes, I am aware of them but unsure of what they do	Yes, I have contacted them for housing	Yes, I attended a homebuyer class/homeownership counseling class through the Summit Combined Housing Authority	Yes, I have gotten housing through the Summit Combined Housing Authority	I may have heard of them but cannot remember
All	1663	32%	31%	12%	11%	8%	7%
Place							
Breckenridge	564	21%	35%	17%	12%	10%	6%
Dillon	161	49%	27%	6%	3%	6%	9%
Frisco	174	24%	34%	13%	13%	12%	5%
Silverthorne	284	36%	27%	12%	10%	8%	7%
Language							
English	1314	19%	37%	15%	13%	9%	7%
Spanish	349	82%	7%	1%	3%	2%	5%
Tenure							
Owner	734	12%	35%	15%	15%	16%	6%
Renter	815	47%	28%	10%	7%	1%	6%
Renter with Lease	604	44%	29%	12%	8%	1%	6%
Renter without Lease	211	57%	24%	5%	7%	0%	7%
Precariously Housed	36	39%	39%	11%	3%	0%	8%
Age							
Under 25	115	64%	17%	5%	4%	1%	9%
25 to 34	500	36%	30%	11%	11%	6%	7%
35 to 64	912	27%	31%	14%	13%	10%	6%
65 and over	108	28%	47%	9%	4%	2%	10%
Income							
\$35,000 and under	169	72%	12%	5%	3%	1%	7%
\$35,001 to \$75,000	353	48%	25%	10%	6%	3%	8%
\$75,001 to \$150,000	562	18%	37%	12%	14%	13%	5%
\$151,000 and over	365	14%	38%	18%	15%	9%	6%
Household Characteristics							
Adult living alone	257	19%	44%	15%	8%	5%	9%
Couple, no children	437	21%	35%	14%	11%	12%	8%
Couple, with children	372	32%	25%	12%	16%	10%	5%
Single parent with children	61	39%	30%	11%	5%	13%	2%
More than one family living together	41	85%	5%	0%	2%	2%	5%
Family and roommates	78	49%	19%	9%	9%	5%	9%
Roommates	246	48%	29%	9%	6%	1%	7%

Note: N= 1,663.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Future Housing Preferences

Survey respondents shared their future housing preferences, including their plans for moving, and the reasons why they plan to move.

Overall, 31% of survey respondents plan to stay in their current place for as long as possible, 20% plan to move at some point within the county, 19% want to stay in their current place but are afraid they won't be able to, and 19% plan to leave the county at some point. The share of respondents who want to stay in their current place but are afraid they won't be able to is highest among:

- Family and roommates, at 43%;
- Spanish, at 36%;
- Precariously Housed, at 33%; and
- Renter without Lease, at 31%.

The share of respondents who plan to leave the county at some point is the highest among:

- Adults living alone, at 25%; and
- Household with income between \$75,000 and \$150,000, at 23%.

Figure V-44.
Which of the following is most true for you?

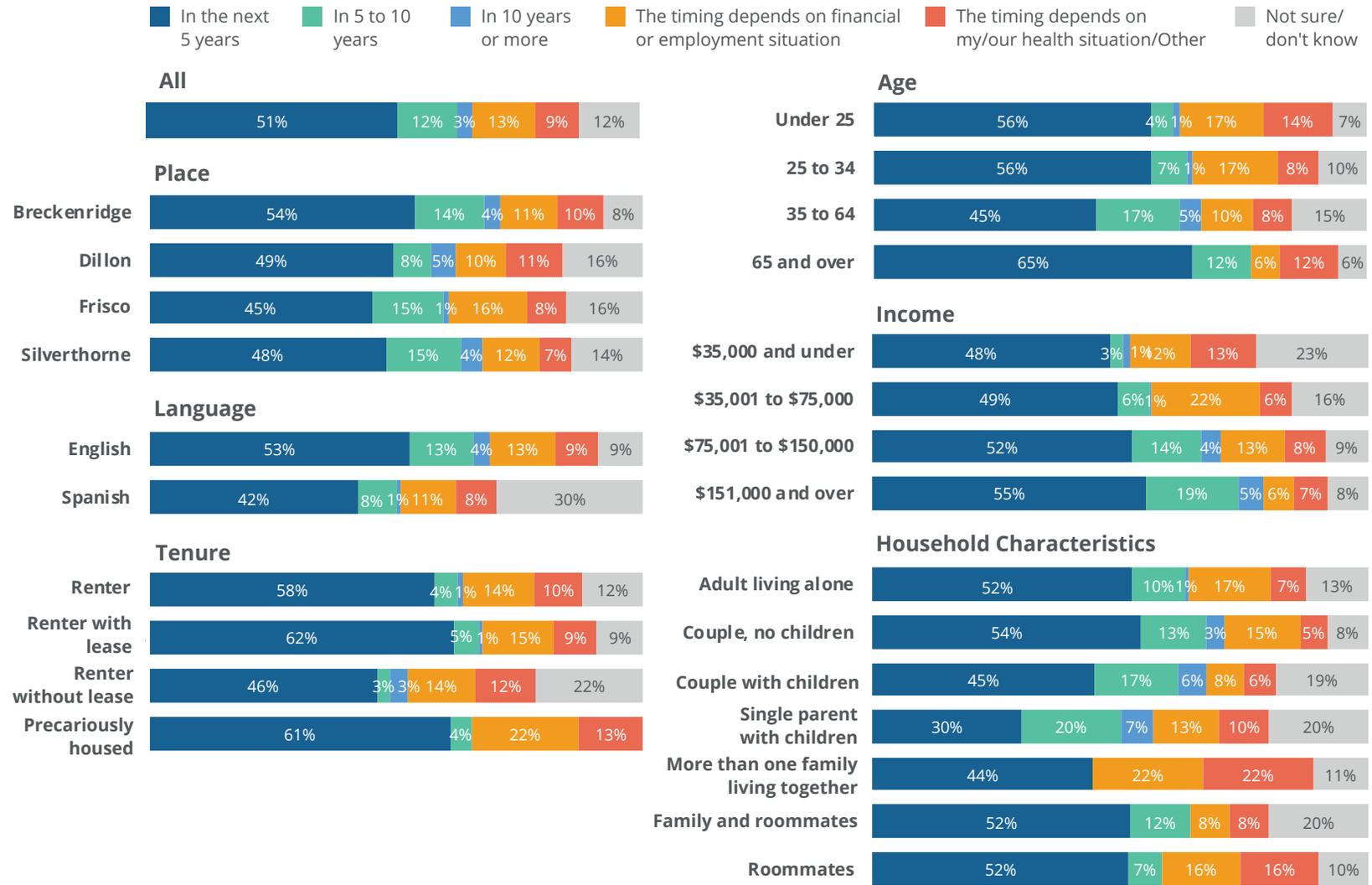
	Total	I plan to stay in the current place I am living in for as long as possible	I plan to move at some point within Summit County	I want to stay in the current place I am living, but I'm worried I won't be able to	I plan to move at some point and leave Summit County	I plan to move at some point into or near Summit County	I plan to move but not within or into Summit County	Don't know
All	1799	31%	20%	19%	19%	2%	1%	8%
Place								
Breckenridge	609	30%	25%	18%	19%	1%	0%	7%
Dillon	178	33%	16%	22%	17%	1%	1%	10%
Frisco	192	32%	21%	20%	14%	2%	1%	10%
Silverthorne	309	35%	17%	20%	17%	1%	2%	8%
Language								
English	1428	33%	22%	15%	21%	1%	1%	7%
Spanish	371	23%	14%	36%	7%	4%	3%	13%
Tenure								
Owner	819	50%	12%	9%	20%	0%	0%	9%
Renter	859	15%	27%	29%	17%	3%	2%	7%
Renter with Lease	633	15%	28%	28%	18%	3%	1%	6%
Renter without Lease	226	15%	24%	31%	13%	4%	4%	9%
Precariously Housed	40	8%	33%	33%	10%	3%	0%	15%
Age								
Under 25	116	17%	29%	19%	19%	4%	2%	9%
25 to 34	512	18%	31%	24%	17%	3%	1%	6%
35 to 64	958	35%	16%	18%	20%	1%	1%	9%
65 and over	133	61%	4%	11%	18%	0%	1%	5%
Income								
\$35,000 and under	178	27%	15%	29%	14%	2%	2%	12%
\$35,001 to \$75,000	369	23%	22%	29%	14%	4%	1%	7%
\$75,001 to \$150,000	589	30%	23%	17%	23%	1%	1%	6%
\$151,000 and over	401	44%	21%	7%	19%	1%	0%	8%
Household Characteristics								
Adult living alone	263	29%	18%	16%	25%	2%	0%	9%
Couple, no children	473	36%	22%	13%	21%	0%	0%	7%
Couple, with children	393	38%	18%	18%	14%	3%	1%	9%
Single parent with children	61	26%	15%	25%	20%	0%	3%	11%
More than one family living together	44	30%	20%	27%	5%	0%	5%	14%
Family and roommates	80	25%	14%	43%	13%	3%	3%	1%
Roommates	255	15%	31%	24%	20%	2%	2%	7%

Note: N=1,799.

Source: Root Policy Research from the Summit County Housing Survey 2023.

As shown in Figure V-45, the majority of respondents who plan to move plan to do so in the next 5 years (51%), and this share is higher among respondents ages 65 and over (65%).

Figure V-45. When do you think you will move?



Note: N=881.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-46 shows respondents primary reasons for planning to move. Overall, the top reason was to find a more affordable home to buy (34%), followed by wanting a different sized home (32%), and wanting to find stable housing (31%).

Finding stable housing was the top reason among respondents in Silverthorne (35%), among Spanish speaking respondents (47%), among renters without a lease (47%), among respondents under age 25 (53%), among household with income of \$35,000 and under (41%) and with income between \$35,000 and \$75,000 (46%), as well as among single parents (43%), and roommates (57%).

Figure V-46.
What are the primary reasons you plan to move in the future?

ALL

All		%	N
1	To find a more affordable home to buy	34%	299
2	I want a different sized home and/or yard	32%	278
3	To find stable housing	31%	274
4	I rent and want to own	31%	269
5	To find a more affordable home to rent	22%	193

CITY

Breckenridge			Dillon				
	%	N		%	N		
1	I want a different sized home and/or yard	36%	111	1	To find a more affordable home to buy	34%	26
2	I rent and want to own	35%	106	2	I rent and want to own	31%	24
3	To find a more affordable home to buy	34%	103	3	To find stable housing	29%	22
4	To find stable housing	30%	92	4	I want a different sized home and/or yard	27%	21
5	To find a more affordable home to rent	20%	62	5	To find a more affordable home to rent	22%	17

Frisco			Silverthorne				
	%	N		%	N		
1	To find a more affordable home to buy	42%	38	1	To find stable housing	35%	47
2	I rent and want to own	36%	32	2	To find a more affordable home to buy	33%	44
3	I want a different sized home and/or yard	36%	32	3	I want a different sized home and/or yard	28%	38
4	To find stable housing	32%	29	4	I rent and want to own	22%	30
5	Other	20%	18	5	To find a more affordable home to rent	21%	28

LANGUAGE

English		%	N
1	To find a more affordable home to buy	37%	268
2	I want a different sized home and/or yard	36%	265
3	I rent and want to own	32%	234
4	To find stable housing	28%	205
5	To find a more affordable home to rent	18%	135

Spanish		%	N
1	To find stable housing	47%	69
2	To find a more affordable home to rent	40%	58
3	I rent and want to own	24%	35
4	To find a more affordable home to buy	21%	31
5	I want to live closer to place of work	12%	18

TENURE

Owner		%	N
1	I want a different sized home and/or yard	46%	147
2	Other	27%	88
3	Retirement	24%	78
4	To find a more affordable home to buy	22%	72
5	I want to move to a different town	16%	51

Renter		%	N
1	I rent and want to own	52%	247
2	To find stable housing	48%	228
3	To find a more affordable home to buy	42%	199
4	To find a more affordable home to rent	35%	169
5	I want a different sized home and/or yard	24%	116

Renter With Lease		%	N
1	I rent and want to own	57%	202
2	To find stable housing	48%	171
3	To find a more affordable home to buy	46%	162
4	To find a more affordable home to rent	37%	130
5	I want a different sized home and/or yard	27%	95

Renter Without Lease		%	N
1	To find stable housing	47%	57
2	I rent and want to own	37%	45
3	To find a more affordable home to rent	32%	39
4	To find a more affordable home to buy	30%	37
5	I want a different sized home and/or yard	17%	21

AGE

Under 25			25 to 34				
	%	N		%	N		
1	To find stable housing	53%	39	1	I rent and want to own	48%	139
2	To find a more affordable home to rent	44%	32	2	To find stable housing	45%	130
3	To find a more affordable home to buy	27%	20	3	To find a more affordable home to buy	42%	122
4	I rent and want to own	25%	18	4	I want a different sized home and/or yard	37%	108
5	I want a different sized home and/or yard	22%	16	5	To find a more affordable home to rent	30%	88
35 to 64			65 and Over				
	%	N		%	N		
1	I want a different sized home and/or yard	33%	145	1	Other	45%	15
2	To find a more affordable home to buy	33%	143	2	Retirement	30%	10
3	I rent and want to own	23%	100	3	I want to live closer to family and/or friends	21%	7
4	To find stable housing	21%	93	4	I want a home without as many stairs /no stairs	18%	6
5	Other	16%	72	5	To find a more affordable home to buy	15%	5

INCOME

\$35,000 and under			\$35,001 to \$75,000				
	%	N		%	N		
1	To find stable housing	41%	32	1	To find stable housing	46%	81
2	To find a more affordable home to rent	38%	30	2	To find a more affordable home to buy	40%	70
3	I rent and want to own	19%	15	3	To find a more affordable home to rent	38%	66
4	I want to live closer to place of work	17%	13	4	I rent and want to own	37%	65
5	I want a different sized home and/or yard	14%	11	5	I want a different sized home and/or yard	24%	43
\$75,001 to \$150,000			\$151,000 and over				
	%	N		%	N		
1	To find a more affordable home to buy	44%	134	1	I want a different sized home and/or yard	39%	74
2	I want a different sized home and/or yard	41%	127	2	To find a more affordable home to buy	25%	47
3	I rent and want to own	38%	116	3	I rent and want to own	22%	42
4	To find stable housing	31%	94	4	Retirement	20%	38
5	To find a more affordable home to rent	18%	54	5	Other	20%	38

HOUSEHOLD CHARACTERISTICS

Adult Living Alone			Couple, No Children				
	%	N		%	N		
1	To find a more affordable home to buy	41%	58	1	I want a different sized home and/or yard	45%	106
2	I rent and want to own	39%	55	2	To find a more affordable home to buy	34%	80
3	To find stable housing	30%	42	3	I rent and want to own	30%	72
4	To find a more affordable home to rent	26%	36	4	To find stable housing	25%	59
5	I want a different sized home and/or yard	26%	36	5	Other	19%	46
Couple, with Children			Single Parent with Children				
	%	N		%	N		
1	I want a different sized home and/or yard	41%	71	1	To find stable housing	43%	13
2	To find a more affordable home to buy	29%	51	2	To find a more affordable home to buy	40%	12
3	To find stable housing	19%	33	3	To find a more affordable home to rent	33%	10
4	I rent and want to own	17%	29	4	I rent and want to own	30%	9
5	Other	16%	28	5	I want a different sized home and/or yard	27%	8
Family and Roommates			Roommates				
	%	N		%	N		
1	To find a more affordable home to buy	50%	13	1	To find stable housing	57%	86
2	I rent and want to own	35%	9	2	I rent and want to own	43%	66
3	To find a more affordable home to rent	31%	8	3	To find a more affordable home to rent	38%	58
4	To find stable housing	27%	7	4	To find a more affordable home to buy	35%	53
5	I want a different sized home and/or yard	19%	5	5	I want a different sized home and/or yard	22%	34

Note: N=876.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Snapshots of Survey Respondents by Place of Residence

The balance of this section presents descriptive characteristics of the survey respondent population as well as the top 3 housing solutions indicated by survey respondents by place of residence. The places included are the county overall, Breckenridge, Dillon, Frisco, Keystone/Montezuma, Silverthorne, Copper Mountain, Dillon Valley, Summit Cove and Wildernest.

Figure V-47.
County

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES		
	N	%		N	%
Condo/apartment in multifamily building	687	34%	Accommodation and food service	464	27%
Detached single-family home	588	29%	Local/state government	349	20%
Attached home/townhome/duplex	369	19%	Construction	296	17%
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION		
	N	%	Worker 1	Worker 2	Worker 3
Finding a home I can afford to buy	678	35%	0 to 20 minutes	65%	57%
N/A; I am happy with my housing situation	604	31%	20 to 60 minutes	30%	37%
Help with a down payment and closing costs to buy a home	354	18%	More than 60 minutes	5%	7%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD		
	N	%		N	%
Own their home	903	45%	1	511	29%
Displaced in past 5 years	490	26%	2	797	45%
With someone sleeping on couch/sofa bed	329	17%	3	282	16%
Somewhat or very Interested in deed restricted home	956	62%	4 or more	133	7%
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME		
		\$		N	%
Rent		\$2,000	\$35,000 and under	179	12%
Mortgage		\$2,000	\$35,001 to \$75,000	370	24%
Utilities		\$300	\$75,001 to \$150,000	589	38%
Transportation		\$300	\$150,001 and over	401	26%

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

**Figure V-48.
Breckenridge**

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Detached single-family home	260	39%	Accommodation and food service	172	29%	
Condo/apartment in multifamily building	193	29%	Local/state government	140	24%	
Attached home/townhome/duplex	117	17%	Real estate/property management	124	21%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
N/A; I am happy with my housing situation	241	37%	0 to 20 minutes	77%	75%	67%
Finding a home I can afford to buy	239	37%	20 to 60 minutes	21%	22%	31%
Help with a down payment and closing costs to buy a home	137	21%	More than 60 minutes	2%	3%	2%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	344	51%	1	175	29%	
Displaced in past 5 years	138	22%	2	283	46%	
With someone sleeping on couch/sofa bed	61	9%	3	94	15%	
Somewhat or very Interested in deed restricted home	378	64%	4 or more	45	7%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$1,900	\$35,000 and under	26	5%	
Mortgage		\$2,000	\$35,001 to \$75,000	108	20%	
Utilities		\$300	\$75,001 to \$150,000	230	43%	
Transportation		\$300	\$150,001 and over	174	32%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-49.
Dillon

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Condo/apartment in multifamily building	88	44%	Accommodation and food service	48	29%	
Detached single-family home	38	19%	Construction	33	20%	
Attached home/townhome/duplex	32	16%	Outdoor recreation/outfitter	21	13%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
Finding a home I can afford to buy	67	35%	0 to 20 minutes	53%	61%	35%
N/A; I am happy with my housing situation	49	26%	20 to 60 minutes	40%	30%	58%
Help find rental housing	33	17%	More than 60 minutes	7%	9%	8%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	76	37%	1	59	34%	
Displaced in past 5 years	69	36%	2	73	42%	
With someone sleeping on couch/sofa bed	58	29%	3	23	13%	
Somewhat or very Interested in deed restricted home	63	52%	4 or more	11	6%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$2,200	\$35,000 and under	33	23%	
Mortgage		\$1,780	\$35,001 to \$75,000	42	29%	
Utilities		\$250	\$75,001 to \$150,000	43	30%	
Transportation		\$220	\$150,001 and over	26	18%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-50.
Frisco

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Condo/apartment in multifamily building	71	34%	Local/state government	48	27%	
Attached home/townhome/duplex	61	29%	Accommodation and food service	37	21%	
Detached single-family home	46	22%	Real estate/property management	32	18%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
Finding a home I can afford to buy	65	32%	0 to 20 minutes	70%	71%	50%
N/A; I am happy with my housing situation	58	29%	20 to 60 minutes	27%	26%	46%
Help find rental housing	35	17%	More than 60 minutes	3%	3%	4%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	105	50%	1	53	28%	
Displaced in past 5 years	47	24%	2	83	43%	
With someone sleeping on couch/sofa bed	29	14%	3	33	17%	
Somewhat or very Interested in deed restricted home	110	64%	4 or more	13	7%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$2,175	\$35,000 and under	16	9%	
Mortgage		\$1,800	\$35,001 to \$75,000	37	22%	
Utilities		\$250	\$75,001 to \$150,000	70	41%	
Transportation		\$300	\$150,001 and over	46	27%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-51.
Keystone/Montezuma

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Condo/apartment in multifamily building	73	61%	Accommodation and food service	33	34%	
Room in a home or apartment	16	13%	Construction	22	23%	
Detached single-family home	11	9%	Outdoor recreation/outfitter	18	19%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
Finding a home I can afford to buy	38	33%	0 to 20 minutes	58%	63%	47%
Assistance to help me pay rent each month	30	26%	20 to 60 minutes	31%	29%	20%
N/A; I am happy with my housing situation	30	26%	More than 60 minutes	12%	7%	33%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	34	28%	1	45	45%	
Displaced in past 5 years	40	36%	2	34	34%	
With someone sleeping on couch/sofa bed	35	28%	3	12	12%	
Somewhat or very Interested in deed restricted home	53	65%	4 or more	3	3%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$1,964	\$35,000 and under	22	24%	
Mortgage		\$1,668	\$35,001 to \$75,000	28	30%	
Utilities		\$275	\$75,001 to \$150,000	32	34%	
Transportation		\$300	\$150,001 and over	11	12%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

**Figure V-52.
Silverthorne**

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Detached single-family home	130	38%	Construction	65	22%	
Condo/apartment in multifamily building	81	24%	Local/state government	63	21%	
Attached home/townhome/duplex	79	23%	Accommodation and food service	52	18%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
Finding a home I can afford to buy	120	36%	0 to 20 minutes	52%	56%	58%
N/A; I am happy with my housing situation	108	32%	20 to 60 minutes	41%	38%	36%
Help getting a loan to buy a house	57	17%	More than 60 minutes	7%	6%	6%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	165	48%	1	73	24%	
Displaced in past 5 years	76	23%	2	152	50%	
With someone sleeping on couch/sofa bed	51	15%	3	51	17%	
Somewhat or very Interested in deed restricted home	144	60%	4 or more	22	7%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$2,000	\$35,000 and under	34	14%	
Mortgage		\$2,300	\$35,001 to \$75,000	60	24%	
Utilities		\$300	\$75,001 to \$150,000	82	33%	
Transportation		\$300	\$150,001 and over	74	30%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-53.
Copper Mountain

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Condo/apartment in multifamily building	48	58%	Outdoor recreation/outfitter	30	41%	
Other	14	17%	Accommodation and food service	28	38%	
Room in a home or apartment	11	13%	Professional services (legal, accounting, etc.)	10	14%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
Finding a home I can afford to buy	33	42%	0 to 20 minutes	83%	78%	79%
Help find rental housing	21	27%	20 to 60 minutes	14%	17%	14%
Help with a down payment and closing costs to buy a home	21	27%	More than 60 minutes	3%	5%	7%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	14	17%	1	36	47%	
Displaced in past 5 years	15	19%	2	27	35%	
With someone sleeping on couch/sofa bed	11	14%	3	6	8%	
Somewhat or very Interested in deed restricted home	60	77%	4 or more	2	3%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$1,000	\$35,000 and under	4	6%	
Mortgage		\$1,169	\$35,001 to \$75,000	32	50%	
Utilities		\$200	\$75,001 to \$150,000	20	31%	
Transportation		\$200	\$150,001 and over	8	13%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

**Figure V-54.
Dillon Valley**

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Condo/apartment in multifamily building	74	48%	Construction	40	30%	
Detached single-family home	35	23%	Accommodation and food service	40	30%	
Room in a home or apartment	25	16%	Local/state government	25	19%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
Finding a home I can afford to buy	46	32%	0 to 20 minutes	61%	63%	59%
N/A; I am happy with my housing situation	35	24%	20 to 60 minutes	29%	31%	28%
More bedrooms for my family	30	21%	More than 60 minutes	10%	7%	14%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	53	34%	1	37	27%	
Displaced in past 5 years	51	35%	2	56	41%	
With someone sleeping on couch/sofa bed	47	30%	3	28	21%	
Somewhat or very Interested in deed restricted home	56	66%	4 or more	8	6%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$2,100	\$35,000 and under	26	22%	
Mortgage		\$2,040	\$35,001 to \$75,000	31	26%	
Utilities		\$200	\$75,001 to \$150,000	38	32%	
Transportation		\$300	\$150,001 and over	23	19%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.

**Figure V-55.
Summit Cove**

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Detached single-family home	58	49%	Local/state government	27	26%	
Mobile home	18	15%	Accommodation and food service	23	23%	
Attached home/townhome/duplex	17	14%	Construction	20	20%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
N/A; I am happy with my housing situation	50	43%	0 to 20 minutes	56%	52%	50%
Finding a home I can afford to buy	38	33%	20 to 60 minutes	41%	41%	40%
Help with a down payment and closing costs to buy a home	22	19%	More than 60 minutes	3%	6%	10%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	74	62%	1	13	12%	
Displaced in past 5 years	18	16%	2	50	46%	
With someone sleeping on couch/sofa bed	7	6%	3	20	19%	
Somewhat or very Interested in deed restricted home	62	61%	4 or more	24	22%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$1,550	\$35,000 and under	3	3%	
Mortgage		\$2,400	\$35,001 to \$75,000	19	21%	
Utilities		\$300	\$75,001 to \$150,000	41	45%	
Transportation		\$300	\$150,001 and over	28	31%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

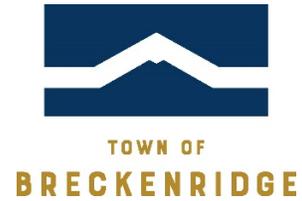
Source: Root Policy Research from the Summit County Housing Survey 2023.

Figure V-56.
Wilderness

MOST COMMON HOUSING TYPES			MOST COMMON EMPLOYMENT CATEGORIES			
	N	%		N	%	
Condo/apartment in multifamily building	39	46%	Accommodation and food service	24	33%	
Attached home/townhome/duplex	28	33%	Construction	21	29%	
Room in a home or apartment	12	14%	Local/state government	11	15%	
TOP HOUSING SOLUTIONS			COMMUTE TIME DISTRIBUTION			
	N	%		Worker 1	Worker 2	Worker 3
Finding a home I can afford to buy	28	35%	0 to 20 minutes	47%	45%	36%
Help find rental housing	19	23%	20 to 60 minutes	41%	45%	64%
N/A; I am happy with my housing situation	17	21%	More than 60 minutes	12%	9%	0%
HOUSING SITUATION			NUMBER OF CARS IN HOUSEHOLD			
	N	%		N	%	
Own their home	30	35%	1	17	23%	
Displaced in past 5 years	27	33%	2	33	44%	
With someone sleeping on couch/sofa bed	23	28%	3	12	16%	
Somewhat or very Interested in deed restricted home	24	47%	4 or more	5	7%	
MEDIAN HOUSING COSTS			HOUSEHOLD INCOME			
		\$		N	%	
Rent		\$2,675	\$35,000 and under	14	23%	
Mortgage		\$1,700	\$35,001 to \$75,000	8	13%	
Utilities		\$300	\$75,001 to \$150,000	28	46%	
Transportation		\$320	\$150,001 and over	11	18%	

Note: Multifamily buildings share walls and ceilings/floors with other units; Detached single-family homes share no wall with other homes; and attached home/townhome/duplex shares walls but not ceilings/floors.

Source: Root Policy Research from the Summit County Housing Survey 2023.



Memo

To: Breckenridge Town Council Members
From: Mark Truckey, Director of Community Development
Date: October 18, 2023
Subject: Planning Commission Decisions of the October 17, 2023 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, October 17, 2023:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS:

1. Stafford Residence, 201 Morning Star Drive, PL-2023-0485

A proposal to demolish an existing single family home and construct a new 8,079 sq. ft. single family home with 6 bedrooms and 5.5 bathrooms. *Approved.*

2. Wagner Residence, 204 Wellington Rd., PL-2023-0487

A proposal to demolish an existing single family residence and construct a new single family residence with 8,170 sq. ft. of density, 5 bedrooms, 6.5 bathrooms, and a 3+ vehicle garage. *Called up and approved.*

TOWN PROJECT HEARINGS: None.

OTHER: None.



Stafford Residence,
201 Morning Star
Drive

Wagner Residence,
204 Wellington Rd.



NOT TO SCALE

Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 5:32 pm by Chair Frechter.

ROLL CALL

Mike Giller Mark Leas Allen Frechter Susan Propper
Ethan Guerra Steve Gerard - **absent** Elaine Gort – **absent**

APPROVAL OF MINUTES

With no changes, the October 3, 2023 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the October 17, 2023 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments

CONSENT CALENDAR:

1. Stafford Residence (SVC), 201 Morning Star Drive; PL-2023-0485

Commissioner Questions / Comments:

Mr. Frechter: Will there be emergency access to the lower-level subterranean lifts?

Ms. Susanne Allen-Sabo, Principal Architect, Allen-Guerra Architecture: Yes, there will be a door through the storage room.

Mr. Frechter: Does the master suite have the potential to be a lock off unit?

Ms. Crump: The definition for an ADU, or lock off, says it must have direct access to parking. Staff does not find the master suite to meet the definition as the circulation to access parking is through the main part of the residence. Additionally, the master suite does not contain a wet bar so staff does not find it to be a lock off.

Mr. Frechter: Are those windows on the first level in between the stairs and the garage?

Ms. Crump: That is correct, those are windows, not doors. There is a door from the garage to the exterior patio.

The Stafford Residence, a new single-family home proposed at 201 Morning Star Drive, PL-2023-0485, was approved as presented without call up.

2. Wagner Residence (CC), 204 Wellington Rd., PL-2023-0487

Mr. Leas made a motion to call up the Wagner Residence, seconded by Mr. Giller. The motion passed 5 to 0 and the project was called up.

Mr. Cross presented a short overview of the project to address the Commission's concerns.

Commissioner Questions / Comments:

Mr. Frechter: There was a project in the Highlands that was similar to this in wanting to have the garage on the main level creating a bigger impact, which I believe more negative points were incurred than this. They made a choice to have the garage in the back versus having the garage on the lower level and entering immediately from the front which would have less impact. (Mr. Cross: I believe you are referring to 32 Round Rd.

Comparing 32 Rounds to this proposal, they have similar length, but 32 Rounds has about 700 sq ft more of paved area. They received negative four (-4) points specifically for disturbance from the driveway, not due to retaining walls.) (Mr. Truckey: And the 32 Rounds project was all new paving. There was no offset from existing paving.) Compared to the existing, it seems that meeting the Engineering Code and implementing retaining walls makes the property more visual. This will have a huge visual impact coming up from Wellington Rd. The Upper Blue Commission declined the Lizzie Lode project in the past due to the visual impact.

Mr. Leas: Do we have a drawing showing the number of trees that will be taken down for the project? (Mr. Cross: Yes. For 32 Rounds Rd, there were 50 trees removed, but this number may be inaccurate due to the Defensible Space project in the Highlands during 2022. Wagner Residence is only proposing the removal of 26 trees.)

Mr. Leas: I'm counting around a dozen trees that are in the path of the driveway so that will impact the visual prominence of the property. (Mr. Cross: That is correct.)

Mr. Giller: I see 200,000 BTU/hr of exterior gas appliances/fireplaces/grills, a spa tub that is right up against the limit for no impact at 64 sq. ft., and no inclusion of photovoltaic panels with the presumption that they will achieve the HERS rating to gain positive two (+2) points. Looking at all of this, there's really nothing energy efficient in the design and yet the applicant is only paying \$2,537 in fees to the program. That doesn't seem like an affective deterrent of energy conservation. (Mr. Cross: The snowmelt at the apron of the driveway would be exempted for safety, so the fees the applicant is paying would be to offset the BTUs. The REMP program allows for up to 200,000 BTU/hr and the user must offset only 10 percent of that usage. Any BTUs beyond 200,000 must be offset at 10 percent. Additionally, changes have been made under Policy 33; snowmelt will now begin receiving negative points after 1,000 sq. ft. of heated area and residential properties are capped at a total of three (3) gas-connected fireplaces. The Town still allows one (1) wood burning, phase 2 EPA rated fireplace. The Wagner residence will have three gas connected fireplaces, one wood fireplace, and a BBQ grill.

Mr. Giller: Outdoor electric heaters are currently exempt? (Mr. Truckey: That is correct.)

Mr. Giller: Is there a plan to regulate electric heaters? (Mr. Truckey: Yes, we started with gas, but the program could expand in the future.)

Mr. Giller: Although this is a great start to energy conservation, I think we're still generous with the 200,000 BTU and the \$2,537.00 fee-in-lieu is very modest. (Mr. Cross: We are seeing a change in behavior from this program. We haven't gotten too far into the program yet but some of the discussions that we have had with applicants around REMP have guided their proposals.)

Applicant, Mr. Mark Provino, Principal Architect, Provino Architecture:

Thank you for your time reviewing the project. I appreciate all of staff's efforts. We have sited the house to conceal the garage, I think that's a good design to not have the garage doors facing the street. There are some impacts from that design like a longer driveway, but as mentioned before just to get to where the driveway is currently, we must implement the tiered walls. We are trying to beautify that with the landscaping in between the natural boulders. Not shown in my rendering, there is a large grove of aspen trees existing between the house and the right-of-way that will not be disturbed. This will help conceal much of the disturbance from Wellington Road. If we did not have to comply with a fairly tight Engineering requirement, we could get up to the level of the residence quicker, but that is not the case. Although 26 trees will be removed, I'm not sure where I would put the driveway to comply with Engineering Standards if I did not design the site in this way. We are trying to be as soft on the site and make it as beautiful as we can. In regards to energy conservation and Policy 33, we are consulting with

Deeper Green and Active Energies to create a thermal envelope and whole package that is 20% better than code minimum.

- Mr. Leas: You have about 40 ft of grade on this property and my concern is around sediment control. The plans indicate waddles which are grossly insufficient for sediment control. I would like you to revise that so the contractor will put Super Sediment fence along the area that needs erosion control. You're going to have a lot of dirt coming out of there and the potential for a lot of dirt going down into Wellington Road and further into the Blue River.
- Mr. Provino: I'll address that. In comparing this project to 32 Rounds, I think it is closer to 1,200 sq. ft. of additional paving at 32 Rounds than what we are proposing for the Wagner Residence based on the staff reports. At the pre-application meeting, 32 Rounds was pointed towards as precedent for driveways points and we were prepared for negative four (-4) points. We do feel that assigning additional negative points for the driveway would be unfair based on this discussion and the precedent on the screen.
- Mr. Frechter: The reason you don't have the driveway going straight into Wellington Rd is because you want to preserve the existing curb cut? (Mr. Cross: Currently, the property to the north and this property share a curb cut and driveway entry. Per Engineering request, they are separating the two and will have two individual accesses.)
- Mr. Provino: It's not feasible to bring the curb cut south and the driveway straight down to Wellington Road there, it is much steeper.
- Mr. Provino: Looking at the street view just south of the driveway access, here you can see the Aspen grove that will be in front of the retaining walls providing screening for the property.
- Mr. Guerra: Parking during construction is going to be a nightmare, have you thought about how to address that issue?
- Mr. Provino: We will have to strategize for that, I don't currently have a construction management plan, but yes, the builder will need to address parking during construction.

Mr. Fretcher opened the hearing for public comment. There were no comments and the public comment period was closed.

- Ms. Propper: No comments.
- Mr. Giller: No comments other than previous comments on the project. The energy conservation fee is a great start and its focus on gas service. This project has done a good job of maximizing the size of everything while still coming in below the REMP caps. I encourage the Town to continue this and add electric exterior space heaters to it. I feel the \$2,537 fee is not a significant carrot or deterrent for a home of this price point.
- Mr. Leas: No comments.
- Mr. Guerra: No comments.
- Mr. Frechter: A comment for staff. Under Policy 7R Section D. actually specifies minimum points shall be minus four to plus four (-4/+4), not minus two to plus two (-2/+2). We must be careful of setting precedent here. (Mr. Kulick: It's a 2x multiplier, and minus four to plus four (-4/+4). So you can go anywhere from negative two (-2) or positive two (+2) and up to negative eight (-8) to positive eight (+8).) (Mr. Truckey: You could do 2, 4, 6, or 8. We used to only have minus four (-4) and minus eight (-8) and we put in the two increments to add more variation for projects that don't need the full minus eight (-8) or a bit more than the minus four (-4). Mr. Provino was actually part of the team which helped with comprehensive code amendments.)

- Mr. Provino: The existing garage is roughly at 9640' USGS. Looking at the proposed contours of the driveway, I hit 9640' USGS where those walls end, so to get up the slope the walls are required. It's a necessary evil to hit the letter of the [Engineering] code.
- Mr. Leas: Is that your point that where the retaining wall ends you won't be able to see it from the street, it'll only be visible from the house or by the neighbor?
- Mr. Provino: Yes.

Mr. Giller made a motion to amend the condition of approval #13 to include a second sentence saying, "As per discussion at Planning Commission hearing, the applicant must utilize super sediment control fencing for erosion control.", seconded by Ms. Propper. The motion passed 5 to 0.

Mr. Giller made a motion to approve the Wagner Residence with a passing score of positive one (+1) point, including the amended condition of approval #13 regarding sediment control, seconded by Mr. Leas. The motion passed 5 to 0.

WORK SESSIONS:

1. Voluntary Defensible Space and Landscape Policy

Mr. Cross presented a work session to discuss the Defensible Space guidelines set forth by Policy 22A: Landscaping, and Policy 48A: Voluntary Defensible Space, along with proposed amendments. The Commission was asked for questions, comments, or concerns on the proposed amendments.

Commissioner Questions / Comments:

- Mr. Guerra: No questions.
- Mr. Leas: I think this pretty much reflects what we already discussed, so no questions.
- Mr. Giller: No questions. Big body of work that has had a lot of positive progress so I'm happy to see it.
- Mr. Frechter: My only thought is around enforcement. Since having this discussion, I have noticed anyone who has firewood has it piled up against the house. You don't want to shovel a path to your firewood. How aggressively will the fire department or the Town be enforcing this? (Mr. Cross: If there were an incident, the location of firewood won't make or break firefighters protecting your home. They're more concerned with the implementation of Firewise standards, like the removal of dead and diseased trees, and creating crown spacing to help protect your home. I would hope they are going to try to do as much as possible to protect your home no matter what, but I believe the standards specify firewood be stored away from the house.)
- Mr. Leas: People do not realize how dangerous that is. I know of an incident where an 8,000 sq. ft. home burned down for the second time due to inadequate storage of firewood. (Mr. Kulick: I would like to clarify that with voluntary defensible space, it is really an educational opportunity, and we are encouraging home owners to take advantage of that Policy. When Red, White, and Blue performs an assessment and makes recommendations, those are all things that would be encouraged under this Policy 48A. Where we have a new development, like the hearing we had tonight, if we saw firewood next to the home on the final inspection that would be in violation of Policy 22 and must be corrected before the issuance of the CO. In terms of aligning Red White & Blue with the Town between fire mitigation and beautification it's more of an educational opportunity.)

All Commissioners present nodded in agreement and support of the proposed amendments to the defensible space policies.

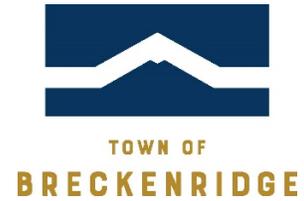
OTHER MATTERS

1. Town Council Summary
2. Class D Majors Q3 2023 (Memo Only)
3. Class C Subdivisions Q3 2023 (Memo Only)

ADJOURNMENT:

The meeting was adjourned at 6:54 pm.

Allen Frechter, Chair



Memo

To: Breckenridge Town Council
From: Pamela Ness, Revenue Manager
Date: October 18, 2023 (for the October 24th meeting)
Subject: 2024 Property Tax Mill Levy

Please find attached the ordinance setting the mill levy within the Town of Breckenridge for 2024 at 5.07 mills. The ordinance is submitted for first reading.

The 5.07 mill levy is the amount the Town is authorized to impose, and cannot be increased without an election. This is the same rate that the Mill Levy has had since 2014. For the 2024 budget year, we are forecasting the 5.07 mill levy to result in property tax revenues of \$5.3M. If there are any changes made at the county or state level we will come back with an appropriation.

The 5.07 mills are for the purpose of defraying the expenses of the General Fund.

FOR WORKSESSION/FIRST READING – OCT 24

COUNCIL BILL NO. XX

Series 2023

AN ORDINANCE SETTING THE MILL LEVY WITHIN THE TOWN OF BRECKENRIDGE FOR 2024

WHEREAS, the Town Council of the Town of Breckenridge has determined that a mill levy of 5.07 mills upon each dollar of the assessed valuation of all taxable property within the Town of Breckenridge is needed to balance the 2024 Town budget.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

Section 1. For the purpose of defraying the expense of the General Fund of Breckenridge, Colorado for the fiscal year 2024, there is hereby levied a tax of 5.07 mills upon each dollar of assessed valuation for all taxable property within the Town of Breckenridge.

Section 2. The Town Clerk is authorized and directed, after adoption of the budget by the Town Council, to certify to the Board of County Commissioners of Summit County, Colorado, the tax levies for the Town of Breckenridge, Colorado as herein set forth.

Section 3. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 24th day of October, 2023. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the _____ day of _____ 2023, at 7:00 p.m., or as soon thereafter as possible.

ATTEST:

TOWN OF BRECKENRIDGE

Helen Cospolich, Town Clerk

Eric Mamula, Mayor

APPROVED IN FORM

Town Attorney

Date



Memo

To: Breckenridge Town Council
From: Pamela Ness, Revenue Manager
Date: October 18, 2023 (for the October 24th meeting)
Subject: Town Tax Code revisions (First Reading)

Background

Staff is proposing additions and changes to definitions which are needed from time to time to “catch up” with new technology and other nuances that have come to light since the Town Code was written. Revenue Recovery Group (RRG), our out-of-town auditing consulting firm, has recommended changes to improve clarity of some definitions due to recent technological innovations.

Based on the changes recommended by RRG, staff has reviewed our Town Code, as well as those of other municipalities with tax policies that mirror the Town of Breckenridge’s. The intent of these revisions is to update our code to provide clarification on current policy. It is important to note that these revisions will not garner new net tax revenues for the Town.

The proposed definition revisions include edits to the existing definitions of “Software as a Service” and “Digital Product”.

Recommended Action:

We ask that the Council review the proposed revisions in the attached ordinance and approve the ordinance on first reading. Staff will be present during the October 24th work session to respond to any questions that the Council may have.

**AN ORDINANCE AMENDING THE BRECKENRIDGE SALES TAX CODE
PERTAINING TO THE DEFINITION OF SOFTWARE AS A SERVICE.**

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
BRECKENRIDGE, COLORADO:

Section 1. That section 3-2-2, entitled "DEFINITIONS" by repealing and replacing
the term "DIGITAL PRODUCT" and the term "SOFTWARE AS A SERVICE" with the new
definitions below:

DIGITAL PRODUCT: Electronic products including, but not limited to: (1) "digital images" which
means works that include, but are not limited to, the following that are generally recognized in
the ordinary and usual sense as "photographs," "logos," "cartoons," or "drawings," (2) "digital
audio-visual works" which means a series of related images which, when shown in succession,
impart an impression of motion, together with accompanying sounds, if any, (3) "digital audio
works" which means works that result from the fixation of a series of musical, spoken, or other
sounds, including ringtones. For purposes of the definition of "digital audio works," "ringtones"
means digitized sound files that are downloaded onto a device and that may be used to alert the
customer with respect to a communication, (4) "digital books" which means works that are
generally recognized in the ordinary and usual sense as "books" and, (5) "streaming services",
which means digital products that are transferred to a user for consumption either immediately
or offline at a later time.

SOFTWARE AS A SERVICE: Tangible personal property in the form of software that is rented,
leased, or subscribed to from a provider, including but not limited to applications, systems, or
programs regardless of delivery method.

Section 2. The Town Council hereby finds, determines, and declares that this ordinance
is necessary and proper to provide for the safety, preserve the health, promote the prosperity,

1 and improve the order, comfort and convenience of the Town of Breckenridge and the
2 inhabitants thereof.

3 **Section 3.** This ordinance shall be effective as provided in Section 5.9 of the municipal
4 charter.

5

6 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
7 PUBLISHED IN FULL this 24th day of October 2023. A Public Hearing shall be held at the
8 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ___ day of
9 _____, 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building
10 of the Town.

11 TOWN OF BRECKENRIDGE, a Colorado municipal corporation

12

13

14

15 By: _____

16 Eric S. Mamula, Mayor

17

18 ATTEST:

19

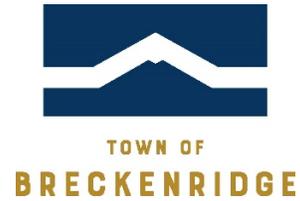
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21

22 _____

23 Helen Cospolich, CMC,

24 Town Clerk



Memo

To: Breckenridge Town Council
From: Finance Department
Date: October 18, 2023 (for the October 24th meeting)
Subject: 2024 Budget Document

2024 BUDGET HIGHLIGHTS

In development of the 2024 budget, we used 2021 and 2022 actuals for analysis along with updated 2023 projections based on the 2023 budget. 2023 projections and the 2024 budget were developed in a collaborative effort with the Town budget team. Our major challenges for 2024 focus on working capital demands of Affordable Housing and the Capital Improvement Plan (CIP). In addition, we are anticipating minimal sales tax growth while personnel and operating costs continue to rise.

In an effort to look at the impact of future Capital and Affordable Housing projects, we developed a 5-year projection for all Funds. Assumptions for the projection include 1% revenue growth and a general 5% increase in cost each year based upon inflation and personnel requirements. In addition, we applied the planned purchases for future projects of our major Funds including Capital, Affordable Housing, Utility, Garage, and Golf.

The 5-year forecast process resulted in anticipated cashflow requirements from the Town to fulfill the 2024 budget along with forecasted expenses for 2025 through 2028. As a result, the Town will need to prioritize major projects in the future to maintain a favorable cash position.

Based on a cashflow analysis, staff anticipates utilizing \$16.9M in cash in 2024. In addition, with current planned CIP and Housing projects, there is an additional risk of up to \$23M between 2025 and 2028.

Staff introduced Key Performance Indicators (KPIs) to measure the health of the Town as recommended by the Colorado Government Finance Officers Association.

CHANGES

At our annual budget retreat held on October 10th, Council was presented with an overview for the 2024 budget along with a 5-year forecast review. The highlights below represent changes made as discussed during the retreat:

1. **Parking and Transportation Fund:** Parking Fees updated to have different rate structures Monday to Thursday and Friday to Sunday: North Main, Central Main and Wellington will match Central Main fees. FLOT will offer 4 hours at an hourly rate then a daily flat rate. Zero net impact for the ending 2024 Fund Balance.
2. **Excise Tax:** Capital restriction updated per the Capital Improvement Plan adjustment of \$5M Food & Beverage Delivery Center from 2028 to 2026. This results in an Increase in the CIP restrictions from \$44.1M to \$48.4M. Zero net impact to the ending 2024 Fund Balance.
3. **Golf:** Staff are reviewing the 2024 golf fees and will return to Town Council with a recommendation for adoption after the 1st of the year.
4. **Marketing:** Breckenridge Tourism Office Business Plan included.
5. **Capital:** Reduced 2024 Capital Improvement Plan expenses by \$950K from \$31.9M to \$30.9M: Added an additional \$150K for Food & Beverage Delivery Center, additional \$250K for Blue River Flow Analysis, removal of \$350K for Underground/Overhead Utility, removal of \$1M River Lining. Favorable net impact to ending 2024 Fund Balance: \$950K.
6. **Utility:** Water Rate Fees updated to reflect bi-monthly paper statement fee from \$7.50 to \$10 and WSMF/SFE bi-monthly statement fee from \$12.60 to \$6.30.
7. **All Fund:** \$950K expense reduction due to reduced Capital Improvement Plan.
8. **Cashflow:** \$950K improvement due to reduced Capital Improvement Plan.
9. **Summary by Fund:** \$3.35M reduction to ending fund balance summary from \$74.9M to \$71.5M due to increased restriction to Excise Tax Fund (\$4.3M less \$950K Capital Improvement Plan).
10. **5 Year Roll-forward:** 2028 Forecast after Restrictions updated from \$60.4M to \$62.7M. The variance of \$2.3M all relates to changes in the Capital Improvement Plan.
11. **5 Year Excise Tax/Childcare:** Removed \$1.2M transfer from Excise to Childcare in 2025 and 2026.

Please find the budget document [HERE](#)



Memo

To: Breckenridge Town Council Members

From: Aubrey Ciol, Grants Administrator

Date: 10/12/2023 (For October 24th—TC Work Session)

Subject: Colorado Department of Parks and Wildlife—Land and Water Conservation Fund Grant

The Town of Breckenridge Grants Administrator intends to submit an application with the Colorado Department of Parks and Wildlife—Land and Water Conservation Fund (LWCF) Grant Program requesting funds to renovate the hardscape area between the North and South ballfields at Kingdom Park.

As part of the application process, the attached resolution will authorize the submittal of the LWCF application to the Colorado Department of Parks and Wildlife requesting a grant in the amount of \$1,250,000. Approval of this resolution will also demonstrate the Town’s capability to provide the 50% matching funds, in the amount of \$1,250,000.

Staff will be available at the October 24th work session to answer questions.

1 RESOLUTION NO. ____
2

3 Series 2023
4

5 **A RESOLUTION AUTHORIZING THE GRANTS ADMINISTRATOR TO SUBMIT**
6 **A GRANT REQUEST TO THE COLORADO PARKS AND WILDLIFE**
7 **DEPARTMENT LAND AND WATER CONSERVATION FUND GRANT.**
8

9
10 WHEREAS, the Colorado Parks and Wildlife Land and Water Conservation Fund
11 (LWCF) program provides grants to local governments to promote the acquisition, development,
12 and protection of natural areas and outdoor recreation facilities;

13 WHEREAS, qualifying communities such as the Town of Breckenridge, are eligible to
14 apply for funds to support improvements to existing outdoor recreation sites and facilities;

15 WHEREAS, the Town will use these LWCF grant funds to cover a portion of the costs
16 associated with the renovation of the Kingdom Park Hardscape area, between the North and
17 South ballfields, to meet ADA requirements;

18 WHEREAS, specifically, the LWCF grant funds will be used to update the existing
19 hardscape to meet the needs of the community, including but not limited to concrete
20 replacement, updates to the existing restrooms, and creating ADA-compliant ramps for users.

21 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF
22 BRECKENRIDGE, COLORADO:
23

24 **Section 1.** The Town Council of the Town of Breckenridge does hereby approve the
25 submission of an application to the Colorado Department of Parks and Wildlife LWCF Grant
26 program requesting a grant in the amount of \$1,250,000.

27 **Section 2.** On October 24, 2023, Town Council of the Town of Breckenridge, with
28 the adoption of their 2024 budget, encumbered \$1,250,000 meeting the requirement of the grant
29 to provide a "Local Match" for a minimum of 50% of the total project cost.

30 **Section 3.** The Town Council of the Town of Breckenridge does hereby approve that
31 this land will be used for public recreation in perpetuity.

32 **Section 4.** The Town Council of the Town of Breckenridge does hereby approve that
33 the site and any facilities will be maintained for their reasonable life expectancy.

34 **Section 5.** This resolution is effective upon adoption.

35 **Section 6.** Minor changes to or amendments of the approved agreement may be
36 made by the Town Manager if the Town Attorney certifies in writing that the proposed changes

1 or amendments do not substantially affect the consideration to be received or paid by the Town
2 pursuant to the approved agreement, or the essential elements of the approved agreement.

3
4 RESOLUTION APPROVED AND ADOPTED this ____ day of ____, 2023.

5
6 TOWN OF BRECKENRIDGE

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10 By: _____
11 Eric S. Mamula, Mayor

12
13 ATTEST:

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17 _____
18 Helen Cospolich, CMC,
19 Town Clerk

20
21 APPROVED IN FORM

22
23
24
25 _____
26 Town Attorney Date



Memo

To: Town Council Members

From: Alex Stach, Open Space and Trails Coordinator

Date: 10/18/2023 (For October 24th—TC Work Session)

Subject: Colorado Parks & Wildlife – State Trails Grant

The Town of Breckenridge’s Open Space & Trails Program intends to submit an application with the Colorado Department of Parks and Wildlife (CPW) — State Trails Grant Program requesting funding to help improve infrastructure and accessibility across the Town of Breckenridge’s various “frontcountry” trailheads and trails in high use areas within town limits. These include a number of trailhead kiosk improvements with inclusive signage, improved accessibility for the mobility-impaired on popular trails, and increased safety by replacement of outdated infrastructure. This project is part of a greater vision to improve overall public access with universal signage and dual languages, retrofit popular trails to provide safe, inclusive, and equitable access for trail users of all abilities, and create high quality user experiences at busy trails and trailheads within the Town of Breckenridge.

As part of the application process, the attached resolution will authorize the submittal of the CPW Non-Motorized State Trails Grant application to the Colorado Department of Parks and Wildlife requesting a grant in the amount of \$198,000. Approval of this ordinance will also demonstrate the Town’s capability to provide the 25% matching funds, in the amount of \$51,800, from the Open Space & Trails Program’s approved budget.

Staff will be available at the October 24th work session to answer questions.

1
2 RESOLUTION NO. ____
3

4 Series 2023
5

6 **A RESOLUTION AUTHORIZING THE GRANTS ADMINISTRATOR TO SUBMIT**
7 **A GRANT REQUEST TO THE COLORADO PARKS AND WILDLIFE**
8 **DEPARTMENT STATE TRAILS GRANT PROGRAM.**
9

10
11 WHEREAS, the Colorado Parks and Wildlife State Trails grant program provides grants
12 to local governments to continue to improve outdoor recreation opportunities, specifically trail
13 construction, maintenance, and planning, while also protecting wildlife, habitat, and cultural
14 resources;

15 WHEREAS, qualifying communities such as the Town of Breckenridge, are eligible to
16 apply for funds to support and improve existing outdoor recreation sites and facilities;

17 WHEREAS, the Town will use these State Trails grant funds to cover a portion of the
18 costs associated with retrofitting the Trollstigen Trail, renovate kiosks, and construct a
19 wheelchair-friendly trail in Cucumber Gulch;

20 WHEREAS, specifically, the State Trails grant funds will be used to improve mobility
21 access at existing trails, promote inclusivity for non-English speakers, and overall increase
22 equity for residents and visitors;

23 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF
24 BRECKENRIDGE, COLORADO:
25

26 **Section 1.** The Town Council of the Town of Breckenridge does hereby approve the
27 submission of an application to the Colorado Department of Parks and Wildlife State Trails
28 Grant program requesting a grant in the amount of \$198,000.

29 **Section 2.** On October 24th, 2023, Town Council of the Town of Breckenridge, with
30 the adoption of their 2024 budget, encumbered \$51,800 meeting the requirement of the grant to
31 provide a “Local Match” for a minimum of 25% of the total project cost.

32 **Section 3.** The Town Council of the Town of Breckenridge does hereby support the
33 completion and long-term maintenance of the project;

34 **Section 4.** The Town Council of the Town of Breckenridge does hereby certify that
35 these properties will be under the control of the Town of Breckenridge for at least 25 years.

36 **Section 5.** This resolution is effective upon adoption.

37 **Section 6.** Minor changes to or amendments of the approved agreement may be made
38 by the Town Manager if the Town Attorney certifies in writing that the proposed changes or

1 amendments do not substantially affect the consideration to be received or paid by the Town
2 pursuant to the approved agreement, or the essential elements of the approved agreement.

3
4 RESOLUTION APPROVED AND ADOPTED this ____ day of ____, 2023.

5
6 TOWN OF BRECKENRIDGE

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9
10 By: _____
11 Eric S. Mamula, Mayor

12
13 ATTEST:

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17 _____
18 Helen Cospolich, CMC,
19 Town Clerk

20
21 APPROVED IN FORM

22
23
24
25 _____
26 Town Attorney Date

27
28
29
30
31

Memo



To: Mayor and Council
From: Shannon Haynes, Deputy Town Manager
Date: October 24, 2023
Subject: Town Manager Agreement

Per the Town of Breckenridge Charter, Article VII, Town Council shall appoint a Town Manager to serve as the chief executive and administrative officer of the Town. After successfully serving as the Deputy/Assistant Town Manager for seven years, and effectively proceeding through the Town Manager recruitment and hiring process, the Town Council is being asked to approve the proposed Resolution for appointment to Town Manager, and approve the associated terms and conditions in the attached Employment Agreement. If approved, the agreement will be effective on December 19, 2023.

I will be available to answer any questions.

1 RESOLUTION NO. ____

2
3 SERIES 2023

4
5
6 **A RESOLUTION APPOINTING THE TOWN MANAGER AND APPROVING THE**
7 **EMPLOYMENT AGREEMENT.**
8

9
10 WHEREAS, the appointment of the Town Manager of the Town of Breckenridge ("Town
11 Manager") is established per Section 7.1 of the Charter; and
12

13 WHEREAS, the Town Council of the Town of Breckenridge ("Town Council") desires to
14 appoint Shannon Haynes as the Town Manager pursuant to Section 7.1 of the Charter; and
15

16 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF
17 BRECKENRIDGE, COLORADO:
18

19 **Section 1.** The Town Council hereby approves a Resolution appointing the Town
20 Manager upon the terms and conditions set forth in the Employment Agreement, attached
21 hereto as Exhibit A.
22

23
24 RESOLUTION ADOPTED AND APPROVED this 24th day of October 2023.
25

26
27 ATTEST:

TOWN OF BRECKENRIDGE

28
29
30 _____
31 Helen J. Cospolich, CMC, Town Clerk

Eric S. Mamula, Mayor

32
33
34 APPROVED IN FORM
35
36

37 _____
38 Town Attorney

Date

EMPLOYMENT AGREEMENT

This Employment Agreement (“Agreement”) is made and entered into at Breckenridge, Colorado this 24th day of October, 2023, by and between the TOWN OF BRECKENRIDGE, a Colorado municipal corporation (“Town”) and SHANNON B. HAYNES (“Haynes”).

Recitals

WHEREAS, the Town is a home rule municipal corporation organized and existing pursuant to Article 20, Section 6 of the Colorado Constitution; and

WHEREAS, the electors of the Town have adopted the Town of Breckenridge Home Rule Charter (“Charter”); and

WHEREAS, Section 2.4 of the Charter provides that the Town government is to be a “Council-Manager” form of government; and

WHEREAS, the office of the Town Manager of the Town of Breckenridge (“Town Manager”) was created by Section 7.1 of the Charter; and

WHEREAS, the Town Council of the Town of Breckenridge (“Town Council”), acting for and on behalf of the Town, desires to employ Haynes as the Town Manager pursuant to Sections 2.4 and 7.1 of the Charter; and

WHEREAS, the Town Council desires to provide certain benefits, establish certain conditions of employment and to set the working conditions for Haynes; and

WHEREAS, it is the further desire of the Town Council to: (i) provide certain inducements for Haynes to remain as the Town Manager; (ii) make possible full work productivity by assuring Haynes morale and peace of mind with respect to future job security; and (iii) provide a fair, equitable and agreed means for terminating Haynes services as described in this Agreement; and

WHEREAS, Haynes desires to accept employment as the Town Manager, all in accordance with, and subject to, the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. Appointment of The Town Manager; Duties. The Town hereby employs Haynes as the Town Manager of the Town to perform the functions and duties specified in the Charter and ordinances of the Town, and to perform such other legally permissible and proper duties and functions as the Town Council shall from time to time direct. Haynes hereby accepts such employment in accordance with, and subject to, the terms and conditions of this Agreement.

Haynes shall devote her full time and attention to the performance of her duties under this Agreement.

2. Effective Date. Haynes shall assume the position of the Town Manager of the Town and commence her duties hereunder on December 19, 2023 (“Effective Date”).

3. Term; Termination.

A. This agreement will begin on the Effective Date and shall be in effect for a term of four (4) years unless terminated by either party as set forth in this Paragraph 3.

B. Haynes may resign her employment as the Town Manager, and hereby terminate this Agreement, at any time; provided, that Haynes shall give the Town Council not less than one hundred eighty (180) days’ prior written notice of her resignation.

C. The Town may terminate this Agreement, without being liable for breach of this Agreement, for any of the following reasons.

1. If Haynes fails to maintain permanent, full-time residence in the Upper Blue River Basin as required by Paragraph 8 of this Agreement.

2. If Haynes is convicted of any felony offense; an offense involving fraud or dishonesty; or any offense related to governmental operations under Article 8 of Title 18 of the Colorado Criminal Code; or if Haynes evidences undesirable character traits as determined by the Town Council.

3. If Haynes commits an act of gross negligence or malfeasance in office as determined by the Town Council.

4. Upon proof of fraud, misstatement of a material fact, or omission to state a material fact in connection with the information provided by Haynes to the Town Council as part of the Town Manager hiring process. All of such information, whether provided in writing, verbally or otherwise, is hereby deemed to be material to the Town Council’s decision and determination to employ Haynes as the Town Manager.

5. Subject to any limitation imposed by applicable law, if Haynes is disabled and unable to perform the duties of the Town Manager for more than ninety (90) consecutive calendar days.

D. The Town may also terminate this Agreement without cause and without being liable for breach of this Agreement upon the vote of the majority of the entire the Town Council in accordance with the provisions of Section 7.1 of the Charter.

4. Severance Compensation and Benefits.

A. If Haynes resigns as provided in Paragraph 3, then the Town shall pay Haynes her salary and benefits earned to the effective date of her resignation, but the Town shall not be obligated to pay Haynes any severance compensation or provide any of this severance benefits.

B. If this Agreement is terminated by the Town for one of the reasons described in Subparagraphs D1 – 5, then the Town shall pay Haynes her salary and benefits earned to the effective date of her termination, but the Town shall not be obligated to pay Haynes any severance compensation or provide any other severance benefits.

C. If this Agreement is terminated by the Town without cause as described in Paragraph 3, then the Town shall pay Haynes severance compensation and additional severance benefits as follows:

1. Except as provided in Subparagraph 4C3, below, if Haynes' employment is terminated by the Town without cause prior to the end of the Term, then the Town shall pay Haynes a lump sum cash payment equal in amount to the total annual salary which Haynes would have received during the entirety of the Term, less any annual salary previously paid by the Town to Haynes pursuant to this Agreement, but in no event shall the severance pay due to Haynes under this Subparagraph be less than six (6) months' salary. The calculation of severance pay due to Haynes under this Subparagraph C1 shall be based upon her then-current salary at the time of termination; and such calculation shall be final for all purposes. In addition to the cash payment, the Town shall provide the same coverage or employee elected coverage for health and life insurance at the employee premium rate for the remainder of the term of the contract; and additional coverage for health and life insurance at the employee premium rate up to and including the time in which Haynes is eligible for the Town's retiree medical plan.

2. Notwithstanding the provisions of Subparagraph C1 if Haynes' employment is terminated without cause by the Town Council during the six months (6) immediately following the seating and swearing in of a Mayor following the Town's regular municipal election, then in lieu of the provisions of Subparagraph C1 the Town shall pay Haynes a lump sum cash payment equal to the greater of: (i) twelve (12) months' then-current salary or (ii) the total amount of annual salary which Haynes would have received during the entirety of the term of this Agreement, less any annual salary previously paid by the Town to Haynes pursuant to this Agreement. In addition to the cash payment, the Town shall provide the same coverage or employee elected coverage for health and life insurance at the employee premium rate for the remainder of the term of the contract; and additional coverage for health and life insurance at the employee premium rate up to and including the time in which Haynes is eligible for the Town's retiree medical plan.

D. Any monetary compensation due to Haynes pursuant to this Paragraph 4 shall be paid by The Town in full within twenty (20) days of the date of Haynes' termination.

5. Compensation; Retirement Plan.

A. For services rendered pursuant to this Agreement, The Town agrees to pay Haynes an initial annual salary of Two Hundred Forty-five Thousand (\$245,000), payable in the same manner and as such time as all other employees of the Town are paid.

B. Annually in conjunction with the budget process, the Town Council shall determine what salary adjustment will be made in Haynes' annual salary. The Town Council may, in its sole discretion, review Haynes' performance at any time and may, based upon that review, adjust Haynes' salary accordingly; provided, however, that during the term of this Agreement, Haynes' annual salary shall not be less than Two Hundred Forty-Five Thousand (\$245,000), unless otherwise agreed to in writing by the Parties. Any adjustment to Haynes' annual salary may be received, applied and invested by Haynes in whatever form on a cafeteria basis as determined in Haynes's sole discretion.

C. Haynes shall participate in the ICMA retirement plan and the Town's contribution thereto on Haynes' behalf shall be seventeen percent (17%) of Haynes's salary which is payable each month. Haynes shall be one hundred percent (100%) vested in her retirement plan upon her commencement of duties as The Town Manager.

D. The Town shall pay its portion of the FICA contribution for Haynes's compensation as provided by law.

6. Hours of Work. Haynes is employed to perform the job of the Town Manager regardless of the number of hours of work each workweek which are require to accomplish the job. It is agreed that Haynes is exempt from the provisions of the Fair Labor Standards Act, and any comparable state wage law, and as such she shall not receive any overtime compensation for hours worked in excess of forty (40) hours in a workweek.

7. Automobile Allowance. In recognition of the requirement by the Town that Haynes shall be available to perform services for the Town twenty-four (24) hours a day, the Town shall provide Haynes as additional compensation an automobile allowance of One Thousand Dollars (\$1,000.00) per month. Haynes shall be responsible for all costs of operation, fuel, maintenance, insurance, and licensing of her vehicle.

8. Residence. It is a condition of Haynes's employment that she reside within the Upper Blue River Basin (the area bounded by Farmers Korner on the north and Hoosier Pass on the south) during her employment as the Town Manager. Haynes' failure to continuously maintain such permanent, full-time residency within the Upper Blue River Basin, shall be cause for

termination of this Agreement, and in the event of such termination Haynes shall not be entitled to severance pay.

9. Defense and Indemnification. The Town shall defend and indemnify Haynes from and against all claims, demands and suits arising within the scope of her duties and subject to the limitations of, the Colorado Governmental Immunity Act, Part 1 of Article 10 of Title 24, C.R.S., as from time to time amended.

10. Dues and Subscriptions. As limited by the budget and in the sole discretion of the Town Council, the Town agrees to pay Haynes' appropriate professional dues and subscriptions which are necessary for her continuation and full participation in national, regional, state and local associations and organizations which are necessary and desirable for her continued professional participation, growth and advancement and which are in the best interests of the Town.

11. Professional Development.

A. As limited by the budget and in the sole discretion of the Town Council, the Town agrees to pay registration, reasonable travel and subsistence expenses for Haynes for professional and official travel, meetings and occasions adequate to continue Haynes' professional development and to attend necessary official and other functions for the Town, including, without limitation, the annual conference of the International City Management Association, the Colorado Municipal League, and other national, regional, state and local government groups and committees of which Haynes or the Town is member.

B. Subject to The Town Council approval, the Town shall further pay for Haynes' reasonable tuition, travel and subsistence for short courses, institutes and seminars that are necessary for Haynes' professional development and which are in the best interests of the Town.

12. General Expenses. The Town recognizes that certain reasonable and necessary expenses of a non-personal and generally job-related nature will be incurred by Haynes in connection with the performance of her duties under this Agreement. The Town agrees to reimburse or to pay such general expenses.

13. Vacation; Other Benefits.

A. Except as otherwise expressly provided in this Agreement to the contrary, Haynes shall be entitled to receive all benefits provided by the Town to its full-time employees from time to time throughout the term of this Agreement.

B. Haynes shall accrue vacation leave in accordance with the Town's Employee Guidelines. Vacation leave shall be taken during the course of each year, subject to The Town Council approval. Haynes understands that it is the policy of the Town to encourage the use of

vacation leave during the year in which it is accrued. The maximum amount of accrued but unused vacation leave which may be carried over from one year to another shall be the same for Haynes as for other full-time Town employees, as established from time to time throughout the term of this Agreement in the Town's Employee Guidelines. Any amount of vacation leave to be carried over in excess of the amount Haynes is entitled to carryover as a matter of right by the Employee Guidelines must be authorized in writing by the Mayor or the Town Council. The question of whether Haynes shall be paid for her accrued but unused vacation leave in the event of her resignation or the other termination of this Agreement shall be determined by the Town's Employee Guidelines in effect at the time of such resignation or termination. In making any calculation required with respect to payment for accrued but unused vacation leave, Haynes' rate of pay shall be determined using her then-current rate of pay.

C. Haynes shall be entitled to sick leave, personal leave and cafeteria benefit in accordance with the terms of the Town's Employee Guidelines.

14. Performance Evaluation. The Town Council shall provide Haynes with a formal evaluation of her performance annually at a time approximate to the anniversary date of her assumption of the duties of the Town Manager, or as otherwise needed or as requested by Haynes.

15. Other Terms and Conditions of Employment. The Town Council shall fix any such other terms and conditions of Haynes' employment as it may determine from time to time, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the Charter, the ordinances of the Town, or other applicable law.

16. Applicable Law. This Agreement is subject to the provisions of the Charter, the ordinances of the Town and other applicable law. In the event of a conflict between the provisions of this Agreement and applicable law, the applicable law shall govern; provided, however, that all provisions of this Agreement which are not in conflict with applicable law shall remain in full force and effect.

17. Assignment. This Agreement is for personal services predicated upon Haynes' special abilities or knowledge. Haynes shall not assign this Agreement in whole or in part.

18. Annual Appropriation. Notwithstanding anything herein contained to the contrary, the Town's obligations under this Agreement are expressly subject to an annual appropriation being made by the Town Council in an amount sufficient to allow the Town to perform its obligations hereunder. In the event sufficient funds shall not be appropriated for the payment of sums due to or to become due to Haynes hereunder, this Agreement may be terminated by either party without penalty; provided, however, that in the event of such termination Haynes shall be paid severance pay as provided in Paragraph 4 of this Agreement. The Town's obligations under this Agreement shall not constitute a general obligation indebtedness or multiple year direct or

indirect debt or other financial obligation whatsoever within the meaning of the Constitution or laws of the State of Colorado.

19. Waiver. The failure of either party to exercise any of their rights under this Agreement shall not be a waiver of those rights. A party waives only those rights specified in writing and signed by the party waiving such rights.

20. Applicable Law. This Agreement shall be interpreted in all respects in accordance with the laws of the State of Colorado.

21. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties and supersedes any prior agreement or understanding relating to the subject matter of this Agreement.

22. Severability. In case one or more of the provisions contained in this Agreement, or any application hereof, shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained in this Agreement and the application hereof shall not in any way be affected or impaired thereby.

23. No Adverse Inference. This Agreement shall not be interpreted or construed against either party on the basis that such party drafted this Agreement. Both parties stipulate and agree that they had the opportunity to participate fully in the drafting of this Agreement.

24. Paragraph Headings. Paragraph headings are inserted for convenience only and in no way limit or define the interpretation to be placed upon this Agreement.

25. Binding Effect. The provisions of this Agreement with regard to compensation and severance pay shall be binding upon and shall inure to the benefit of Haynes' heirs at law and personal representatives.

IN WITNESS WHEREOF, the parties have executed this Agreement the date first written above.

TOWN OF BRECKENRIDGE, a Colorado municipal corporation

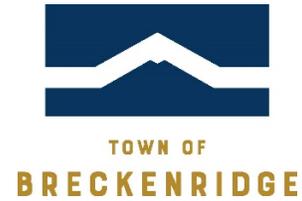
By: _____
Eric Mamula, Mayor

ATTEST:

Helen Cospolich, Town Clerk

Shannon B. Haynes

Shannon Haynes TM Employment Agreement 092623



Memo

To: Breckenridge Town Council Members
 From: Mobility Staff
 Date: 10/17/2023
 Subject: **Mobility Update**

Transit

During the month of September, the Free Ride has seen 39,422 passengers across all bus routes. These numbers show an increase of 13% over the same period in 2022. The top three stops of the month were Ice Rink (1,950), Peak 8 (854), and Main St. Station (788).

Route Name	Sum of Passenger Boardings
Gold Express Route	6,339
Gray Route	18,673
Green Route	3,443
Purple Route A	3,703
Purple Route B	3,432
Trolley Route	3,832
Total	39,422

The Free Ride drove over 9,000 miles using battery electric buses during the month, which resulted in over 2,644 gallons of diesel saved and 24 tons of CO2 avoided. Proterra was on-site for a repair to bus #9238 which has been down almost since it was delivered. Though this issue appears to be resolved, a smaller issue is being investigated and the bus can be operated on a limited basis.

Looking forward to the winter season, the Free Ride is currently staffed with offers out to 44 of 45 positions needed for full staffing. The Free Ride will offer 15 min service frequency across Purple, Yellow, and Brown Routes with the Trolley, Gold, and Green Routes seeing 30 min service frequency. We are finalizing the game plan for when we switch to winter service, which is based on on-boarding, training, and testing of new drivers. In support of our sustainability goals, we will not produce paper maps this winter, but large maps at most stops will be installed like last winter. Below are the proposed routes for winter 23-24'.

Yellow Route	15 min service 6:15a-11:15p	45 Drivers Needed
Brown Route	15 min service 6:15a-5:30p	
PM Brown Route	30 min service 5:45p-11:15p	
Purple A	30 min service 6:15a-11:15p	
Purple B	30 min service 6:15a-11:15p	
Trolley Route	30 min service 8:00a-8:00p	
Green Route	30 min service 6:15a-11:15p	
Gold Route	30 min service 5:45p-11:15p	

Staff has worked on the **Green Route** and reviewed the possibility of going to the Golf Course/Gold Run Nordic Center this winter. To institute this change, we would need to discontinue servicing CMC and Airport Road with the Green Route. While we see the potential to offer transit to an unserved area of the community (the Gold Run Nordic Center), and an underserved area (the residents on Dewey Placer, High Tor Rd, and Highland Trail), we do not want to make this change to the detriment of other areas where we are seeing high ridership on our Green Route (Airport Road southbound). With this in mind, we have decided our best path forward this winter is with the Green Route doing the same route it did last winter and this summer. We will keep a close eye on our ridership, fleet reliability and age, so that if we feel comfortable adding a second bus to the Green Route in the future, we can then offer 20-minute service on the same route we're doing but with an additional two stops at the Golf Course and near the Loge employee housing. Staff is open to Council comment, feedback, recommendations as we look forward to any changes.

Upper Warriors Mark Shuttle

The RFP has closed, and the contract was awarded to Peak 1 Express. The service will run 8am to 8pm daily from November 22, 2023 through April 7, 2024. These are the same service hours and dates as last year, with the cost being the same as last year also.

Breck E-Ride

With the closing date for the incredibly successful and well received inaugural year of the Breck E-Ride coming on October 31st, we will be offering FREE Pay As You Go rides on the 31st for anyone that hasn't already tried the bikes out and are interested for next year. Additionally, anyone that rides on the 31st, members included, and posts a photo of their ride tagging Breck E-Ride in it will be entered for one of two free memberships for the 2024/25 season.

Parking

Council requested staff evaluate why F-Lot is pay parking until 5pm in winter instead of 3pm like skier lots, or 8pm like core downtown lots. We reviewed parking reports back to 2012 and could not find a mention of a change in winter hours for F-Lot. So, while not based in verifiable fact, but knowing that F-Lot has been one of the highest grossing lots in town for years, the 5pm end time was likely made to encourage the workforce that was coming in for evening shifts to park elsewhere, like the Ice Rink or free-after-3 skier lots in order to maintain some parking availability on the south end near Main Street.

To increase carpooling and usage of the South Gondola Parking Structure, we will offer a 50% parking discount off the full day price in the parking structure when four or more people are in a car. This discount will make this lot one of the cheapest places to park in town for anything longer than 4-hours. With this change, updated rates for premium parking on Main Street or the lots immediately adjacent to Main Street are posted below:

Monday - Thursday Rates

North Main		Current		1-Nov-23	
Zone(s)	North Main 780		North Main 780		
Hours	10AM-8PM	Year	10AM-8PM	Round	Year
Fifteen Minutes	Free		Free		
First Hour	\$0.50		\$0.50		
Second Hour	\$1.00		\$1.50		
Third Hour	\$1.00		\$2.00		
Fourth Hour	\$3.00		\$5.50		
Fifth Hour	\$3.00		\$8.00		
Sixth Hour	\$3.00		\$8.00		
Seventh Hour	\$3.00		\$8.50		
Eighth Hour	\$3.00		\$8.50		
Ninth Hour	\$3.00		\$8.50		
Tenth Hour	\$3.00		\$8.50		
4 Hours Parking Total	\$5.50		\$9.50		
5 Hours Parking Total	\$8.50		\$17.50		
6 Hours Parking Total	\$11.50		\$25.50		
All Day Winter Non-Peak	\$23.50		\$53.50		
All Day Winter Peak					

Wellington		Current		1-Nov-23	
Zone(s)	Wellington 795		Wellington 795		
Hours	7 AM - 3 PM Nov - April	10 AM - 3 PM May - Nov	7 AM - 3 PM Nov - April	10 AM - 3 PM May - Nov	
Fifteen Minutes	Not Available		Not Available		
First Hour	\$0.50		\$0.50		
Second Hour	\$0.50		\$1.50		
Third Hour	\$0.50		\$2.00		
Fourth Hour	\$1.00		\$5.50		
Fifth Hour	\$1.00		\$8.00		
Sixth Hour	\$1.00		\$8.00		
Seventh Hour	\$1.00		\$8.50		
Eighth Hour	\$1.00		\$8.50		
Ninth Hour			\$8.50		
Tenth Hour			\$8.50		
4 Hours Parking Total	\$2.50		\$9.50		
5 Hours Parking Total	\$3.50		\$17.50		
6 Hours Parking Total	\$4.50		\$25.50		
All Day Winter Non-Peak	\$6.50		\$53.50		
All Day Winter Peak					

FLOT		Current		1-Nov-23	
Zone(s)	FLOT 779		FLOT 779		
Hours	7 AM - 5 PM Nov - April	10 AM - 3 PM May - Nov	7 AM - 5 PM Nov - April	10 AM - 3 PM May - Nov	
Fifteen Minutes	Not Available		Not Available		
First Hour	\$0.50		\$0.50		
Second Hour	\$1.00		\$1.00		
Third Hour	\$1.00		\$1.00		
Fourth Hour	\$1.25		\$1.25		
Fifth Hour	\$1.25		\$17.00 until 5PM		
Sixth Hour	\$1.25		\$17.00 until 5PM		
Seventh Hour	\$1.25		\$17.00 until 5PM		
Eighth Hour	\$1.25		\$17.00 until 5PM		
Ninth Hour	\$1.25		\$17.00 until 5PM		
Tenth Hour	\$1.25		\$17.00 until 5PM		
4 Hours Parking Total	\$3.75		\$3.75		
5 Hours Parking Total	\$5.00		\$17.00		
6 Hours Parking Total	\$6.25		\$17.00		
All Day Winter Non-Peak	\$11.25		\$17.00		
All Day Winter Peak					

Friday - Sunday Rates

North Main		Current		1-Nov-23	
Zone(s)	North Main 780		North Main 780		
Hours	10AM-8PM	Year	10AM-8PM	Round	Year
Fifteen Minutes	Free		Free		
First Hour	\$0.50		\$0.50		
Second Hour	\$1.50		\$2.00		
Third Hour	\$2.00		\$4.00		
Fourth Hour	\$5.00		\$7.00		
Fifth Hour	\$5.00		\$9.50		
Sixth Hour	\$5.00		\$9.50		
Seventh Hour	\$5.00		\$10.50		
Eighth Hour	\$5.00		\$10.50		
Ninth Hour	\$5.00		\$11.50		
Tenth Hour	\$5.00		\$11.50		
4 Hours Parking Total	\$9.00		\$13.50		
5 Hours Parking Total	\$14.00		\$23.00		
6 Hours Parking Total	\$19.00		\$32.50		
All Day Winter Non-Peak					
All Day Winter Peak	\$39		\$76.50		

Wellington		Current		1-Nov-23	
Zone(s)	Wellington 795		Wellington 795		
Hours	7 AM - 3 PM Nov - April	10 AM - 3 PM May - Nov	7 AM - 3 PM Nov - April	10 AM - 3 PM May - Nov	
Fifteen Minutes	Not Available		Not Available		
First Hour	\$0.50		\$0.50		
Second Hour	\$1.50		\$2.00		
Third Hour	\$2.00		\$4.00		
Fourth Hour	\$4.00		\$7.00		
Fifth Hour	\$4.00		\$9.50		
Sixth Hour	\$4.00		\$9.50		
Seventh Hour	\$4.00		\$10.50		
Eighth Hour	\$4.00		\$10.50		
Ninth Hour			\$11.50		
Tenth Hour			\$11.50		
4 Hours Parking Total	\$8.00		\$13.50		
5 Hours Parking Total			\$23.00		
6 Hours Parking Total			\$32.50		
All Day Winter Non-Peak					
All Day Winter Peak	\$12.00		\$76.50		

FLOT		Current		1-Nov-23	
Zone(s)	FLOT 779		FLOT 779		
Hours	7 AM - 5 PM Nov - April	10 AM - 3 PM May - Nov	7 AM - 5 PM Nov - April	10 AM - 3 PM May - Nov	
Fifteen Minutes	Not Available		Not Available		
First Hour	\$0.50		\$0.50		
Second Hour	\$1.50		\$1.50		
Third Hour	\$3.00		\$3.00		
Fourth Hour	\$5.00		\$5.00		
Fifth Hour	\$5.00		\$22.00 until 5PM		
Sixth Hour	NA		\$22.00 until 5PM		
Seventh Hour	NA		\$22.00 until 5PM		
Eighth Hour	NA		\$22.00 until 5PM		
Ninth Hour	NA		\$22.00 until 5PM		
Tenth Hour	NA		\$22.00 until 5PM		
4 Hours Parking Total	\$10.00		\$10.00		
5 Hours Parking Total			\$22.00		
6 Hours Parking Total					
All Day Winter Non-Peak					
All Day Winter Peak	\$15.00		\$22.00		

September Traffic Counts

Summer traffic counts at the EJ Tunnel and Hwy 9/Tiger Rd traffic counts were fairly similar to 2022 levels. Note that the Blue River traffic counts are expected to be lower than previous year, as CDOT adjusted this counter in April to exclude vehicles turning in/out of River Park Dr, and more accurately count through-traffic.

CDOT Eisenhower Tunnel, Average Daily Total Traffic Counts (EB & WB)

	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>
2023	37290	39671	38648	31414	30132	37837	43623	39279	38860			
2022	35851	38394	38795	30636	29665	37365	41946	39936	39582	32790	30145	34528
2021	34470	35126	37618	31250	31204	39513	41774	35557	38799	32166	31015	34600
2020	37669	35303	23910	11390	21442	33539	40756	34938	36790	33901	26787	32224
2019	38244	36034	38436	31567	30318	37402	44100	41526	38335	33214	29141	34553
2018	36771	36596	38333	29045	29940	38818	43998	40649	38010	29761	30153	36008
2017	33269	36718	39162	31483	N/A	40217	44022	39719	35614	30216	29087	32690

CDOT Hwy 9 & Tiger Rd, Average Daily Total Traffic Counts (NB & SB)

	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>
2023	25561	26129	25423	20266	17932	22107	26085	24365	23106			
2022	25343	26314	25528	19385	17755	22419	25576	25157	23340	20126	19542	23392
2021	23613	23681	24455	19981	18729	23885	26569	24052	22303	19357	19779	23740
2020	26091	24334	16206	8459	12873	20096	25398	24184	23870	21272	18851	22557
2019	26864	25558	25043	19475	17420	19707	22715	25287	23769	18932	19522	23106
2018	24454	23112	23746	17638	16681	21491	25586	23805	21848	17993	19613	24572
2017	22314	22238	22640	16863	15739	20133	23872	22365	20694	17736	17914	22213

Hwy 9/River Park Drive CDOT Average Daily Total Traffic Counts (NB & SB)*

	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>
2023	9677	9770	9490	6945	6884	9139	11402	10178	9055			
2022	Not Available			6692	6947	9358	11132	10272	9763	7034	7525	9217

*Note: CDOT installed this counter in April 2022. On April 3rd, 2023, CDOT adjusted the counter to exclude counting vehicles turning in/out of River Park Dr, to get a more accurate count of through-traffic.



Memo

To: Town Council
From: Sustainability Staff
Date: 10/24/23
Subject: Sustainability Update

MT2030

Staff attended this year's [Mountain Towns 2030 Climate Solutions Summit](#) in Vail, October 18-19. The MT2030 Summit is the annual gathering of key stakeholders from mountain communities: local government elected officials, staff and sustainability teams, ski resorts, businesses, and nonprofit leaders, all committed to achieving zero-carbon emissions in their communities.

PAYT/URO

Staff is meeting with City Market/Kroger reps on Wednesday, Oct 25 for a site visit to the bottled water aisle at the Breckenridge location. We will be discussing the different product lines and what must be compliant with the plastic pollution reduction bill. The intent is to clarify what products will be allowed to remain after July 1, 2024, and what products will need to be removed from the shelves. A similar meeting with the City Market Deli is still forthcoming.

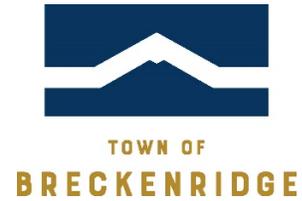
Plastic Pollution Reduction

Staff continues in-person business outreach and site audits to inform and educate businesses on the plastic pollution reduction bill. Resources are provided to businesses to make informed decisions to reduce and eliminate single-use plastics from their inventory. Staff is working with the local distributor reps to offer their customers the non-plastic disposable options. A preferred purchasing guide is still in development, but Staff are finding it difficult to get product lists from distribution companies.

Launch Media is still working on updates to the marketing campaign and will be sharing them in the coming week. Their concept/creative will be shared with the BTO this week.

Pumpkin Composting

High Country Conservation Center has made [pumpkin composting](#) collection bins available Saturday, October 21st through Sunday, November 12th at all the Recycling drop off centers. Candles, artificial lighting, paint, glitter, and any other decorations must be removed before placing them in the designated bins. The pumpkins will be taken to the Summit County Resource Allocation Park (SCRAP) where they will be mixed with food waste and other materials for composting.



Memo

To: Breckenridge Town Council Members
 From: Helen Cospolich, Town Clerk
 Date: 10/18/2023
 Subject: Committee Reports

The following committee reports were submitted for this meeting:

- Breckenridge Social Equity Advisory Commission

Committees*	Representative	Report Status
Summit Stage Advisory Board	Matt Hulsey	No Meeting/Report
Police Advisory Committee	Chief Jim Baird	No Meeting/Report
Recreation Advisory Committee	Molly Boyd	No Meeting/Report
Transit and Parking Advisory Committee	Matt Hulsey	No Meeting/Report
Liquor and Marijuana Licensing Authority	Tara Olson	No Meeting/Report
Breckenridge Social Equity Advisory Commission	Shannon Haynes/Mack Russo	Included
Communications	Brooke Attebery	No Meeting/Report

**Note: Reports provided by the Mayor and Council Members are listed in the Council agenda.*



Breckenridge Social Equity Advisory Commission
October 16, 2023, 7:30am

*Striving for racial and social equity for all by removing barriers and
facilitating opportunities to thrive*

I. Call to Order (7:30-7:35)

Roll Call

Present: Eliana Crabb, Laurie Moroco, Jordan Burns, Carol Saade, Silvia Vicuna

Zoom: Joyce De Le Torre, June Walters

Absent: Jason Smith, Tahja Grier

Discussion/Approval of Agenda

Discussion/Approval of the Minutes

Motion to approve, Eliana Crabb; Seconded by Silvia Vicuna

II. Staff Summary (7:35-7:40)

No staff summary

III. Social Equity Discussion (7:40-8:10)

Commissioner Vacancies

On October 12th, we posted commissioner vacancies with applications open until November 10th at 4 pm. (Jason Smith and Joyce De Le Torre informally resigned, with Joyce remaining a subcommittee member.) Jordan Burn, whose term expires in December 2023, expressed interest in renewing. Carol Saade brought up some vacancy postings that initially excluded the requirement of living or working in the upper blue, but Brooke Attebery corrected this during the meeting. Carol Saade asked the commission for specific criteria for future applicants, and Laurie Moroco mentioned the importance of time commitment. The subcommittee will discuss the areas of expertise they'd like to fill in the vacancies.

Subcommittee for Commissioner Selection:

Carol Saade, Jordan Burns, Eliana Crabb, June Walters

Subcommittee Updates

Celebrate Diversity

June Walters summarized the discussions following the distribution of the October packet. The focus was on planning events for the first quarter of the upcoming year, with

the goal of engaging and educating the community on important topics. Here's a brief overview of the planned events:

“January:

- *On the 4th, National Braille Day will be celebrated with an educational event led by June Walters and Jordan Burns, featuring a Braille focus and a video presentation.*
- *On the 15th, Martin Luther King Jr. Day will be observed.*

February:

- *February, being Black History Month, will involve activities such as trivia with Broken Compass, potential partnerships with CMC or Whiskey Star for culturally specific food and guest speakers, and the proclamation of Barney Ford Day by the mayor. Tahja Grier is overseeing these events.*

March:

- *National Women's History Month in March will feature weekly educational videos with contributions from Women of the Summit, FIRC, and WIC. Tahja Grier is responsible for coordinating these events.*

April:

- *April is designated as Neurodivergent Month, focusing on intersectional identities and related topics through a series of videos led by Elsa Lau.”*

Jordan Burns also suggested scheduling Coffee Talk sessions for each subcommittee to align with the relevance of their topics on the calendar.

Finally, June Walters and Carol Saade commended the Breck Creates Dia Los Muertos festivities for their successful engagement, including well-attended classes, fantastic dances, and a strong sense of local community celebration.

Community Influence & Education

They didn't meet initially, but rather than further delaying the meeting until we receive a response from the CSU Boulder Equity program about video licensing, their upcoming meeting will be to finish planning filming the mission statement video.

Community Outreach & Engagement

Jordan Burns shared that they've implemented SCRUM and focused on presenting to the BSEAC an "About Us" section, intended for use as an elevator pitch on the BSEAC website. The October packet includes the proposed "About Us" content, with a request for commissioners to review and offer suggestions.

Immigration Rights & Advocacy

Silvia Vicuna shared an update on their ongoing project to create a flowchart for engaging the Hispanic community. They discussed three translator options presented by Mack Russo:

“Option 1: Pocketalk Plus Voice Translator (used by the DMV)

- *Supports 82 languages.*
- *Text-to-translate camera for signs and written text.*

Option 2: iPads with FORUM Interpreter App

- *AI-based interpretation for meetings, events, and conferences.*
- *Supports 25 languages and 45 dialects.*
- *Offers transcripts, digital voice, and live translation features.*

Option 3: LetzChat (used by Comcast, NBC Universal, NFL, etc.)

- *Supports 104 languages.*
- *Provides instant chat translations (text-to-speech), email translations, document translations, broadcast, and video subtitling, and much more."*

Additionally, they discussed the issue of Free Ride bus maps not being available in Spanish and revealed that the app currently cannot support additional languages. However, there are plans to explore new app platforms next year, and efforts are underway to translate the bus maps into Spanish as PDFs.

Civic Engagement

Eliana Crabb discussed that it was a preparation session for the Coffee Talk: "Community Conversations on Equity." Mack Russo updated everyone on the rack cards for this event and future ones, which will feature a link to a post-event survey and space for comments. Carol Saade suggested including the equity email, and the commission decided to consider linking to the website once it's more developed. They also decided to print and bring the vacancy posting with a QR code for the application.

IV. Equity Blueprint (8:10-8:40)

Mack Russo provided an update on internal changes made to the blueprint. Carol Saade suggested distinguishing between internal (staff) and external (BSEAC) aspects. Shannon Haynes proposed changing "internal" to "organizational" for clarity.

Mack Russo clarified that the primary audience for the blueprint is the stakeholders defined by town residents, followed by staff. Carol Saade emphasized the importance of keeping this in mind during the blueprint rollout.

Regarding acronyms, it was noted that they need to be defined in the blueprint. Progress pages will be included in the main blueprint but were excluded from the packet due to incompleteness.

Mack Russo also added "racial" to sections where only "social equity" was mentioned for consistency with the mission statement focusing on both "racial and social equity."

Eliana Crabb inquired about the accountability mechanism. Mack Russo explained that progress pages will track defined metrics, and the annual community impact report will serve as the accountability mechanism.

Carol Saade asked about the frequency of checks to ensure alignment with tactics/metrics. Mack Russo suggested either halfway through the year or just before the community impact report is written in December. Laurie Moroco supported regular check-ins throughout the year.

There was a request for an introduction/summary at the start of the blueprint, including the points discussed.

The BSEAC discussed whether to include all commissioners on the special thanks page, past and current, or only past commissioners. Consensus was that all commissioners would be listed on the special thanks page.

Page numbers need to be added to the index.

Finally, there was a discussion about including images in the document. Mack Russo mentioned concerns from Breck Create about inauthenticity, but commissioners agreed to keep the images for their engaging and comprehensible nature.

V. *Upcoming Council Items (8:40-8:45)*

Shannon Haynes announced that The Equity Blueprint has been rescheduled for the November 14th Council meeting to allow Dana Laverdiere (Director of Human Resources) more time for internal review and to address changes suggested during this meeting. In the next council session, Root Policy will present the Housing Need Assessment, and Mack Russo will extend an invitation to Commissioners to attend the meeting. In October, a resolution will be passed to adopt the budget, followed by an ordinance to allocate funds in November. Commissioners are encouraged to reach out if they have any budget-related questions, but there were no requests for the commission's budget for FY24.

VI. *Upcoming Agenda Topics*

PD Comment on Overnight Parking Accessibility

Next month, there's a scheduled discussion with PD regarding overnight parking and its impact on the Unsheltered population in Summit. Shannon Haynes mentioned she will inquire to James Baird to also discuss the Police Advisory Commission and its purpose, as well as exploring how the BSEAC can assist PD. This presents an opportunity for us to ask questions and gain clarity.

Town of Breckenridge's ADA Update

Dannie York will share the latest developments on the Town's ongoing ADA audit and discuss our current progress in the process.

VII. *Other Matters (845-8:50)*

VIII. *Public Comment (Non-Agenda Items) (8:50-9:00)*

Motion to adjourn, Jordan Burns; seconded by Laurie Moroco

Recording:

https://us02web.zoom.us/rec/share/BM7C4y9dptCkl-xD5CI-HmAL_fi7tgg0tmn7HraiZi-xQOBSmXugTbJ4Vr5aShE.Ec0A-Ozn9L8R9Kti?startTime=1697461067000

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TOWN OF
BRECKENRIDGE

September 30, 2023

Department of Finance



Executive Summary

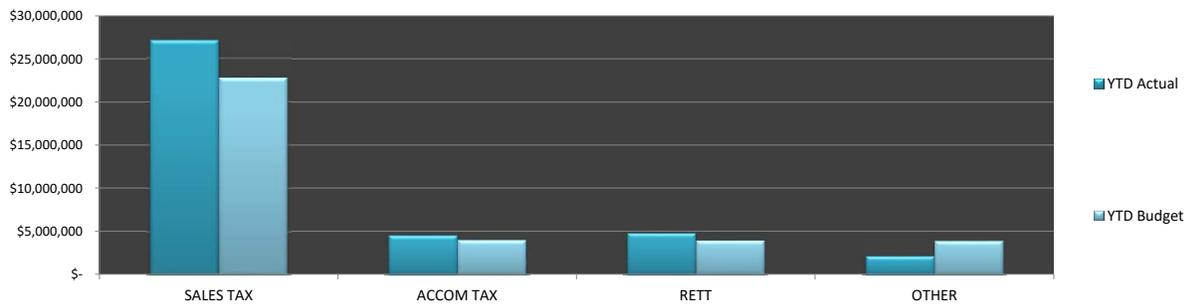
September 30, 2023

This report covers the 9 months of 2023. September is largely reflective of August tax collections

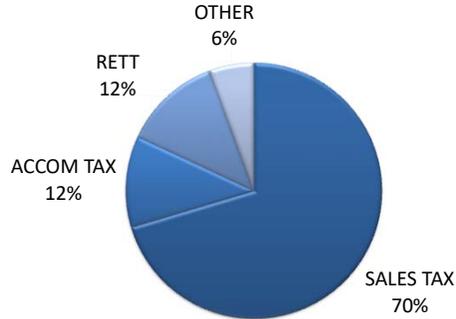
Overall, we are approximately \$3.9M over 2023 budgeted revenues in the Excise fund. Sales tax is currently \$4.3M over YTD budget, and \$1M ahead of prior year. Accommodations tax is \$.5M ahead of budget, and \$.2M behind from last year. Real Estate Transfer Tax is \$.8M ahead of budget, and \$.5M behind prior year.

See the Tax Basics section of these financial reports for more detail on the sales, accommodations, and real estate transfer taxes.

Excise YTD Actual vs. Budget - by Source



YTD Actual Revenues - Excise



	YTD Actual	YTD Budget	% of Budget	Annual Budget	Prior YTD Actual	Prior Annual Actual
SALES TAX	\$ 27,105,229	\$ 22,772,805	119%	\$ 32,551,152	\$ 26,027,278	\$ 34,470,250
ACCOMMODATIONS TAX	4,446,370	3,939,396	113%	5,476,500	4,657,381	6,224,551
REAL ESTATE TRANSFER	4,788,179	3,972,369	121%	5,405,283	5,361,801	6,872,481
OTHER*	2,166,681	3,901,903	56%	5,351,055	566,425	1,024,037
TOTAL	\$ 38,506,458	\$ 34,586,473	111%	\$ 48,783,990	\$ 36,612,884	\$ 48,591,318

* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

The Tax Basics: August 2023

Net Taxable Sales by Industry-YTD

Description	YTD 2019	YTD 2021	YTD 2022	2022		2022/2023		2023
				% of Total	YTD 2023	\$ Change	% Change	% of Total
Retail	\$109,348,936	\$147,273,375	\$154,017,156	24.23%	\$154,366,465	\$349,309	0.23%	24.46%
Weedtail	\$7,365,126	\$8,747,188	\$7,584,949	1.19%	\$5,928,194	(\$1,656,755)	-21.84%	0.94%
Restaurant / Bar	\$107,575,885	\$110,714,252	\$138,377,199	21.77%	\$140,787,222	\$2,410,024	1.74%	22.31%
Short-Term Lodging	\$129,035,214	\$186,655,585	\$222,173,557	34.95%	\$217,024,798	(\$5,148,759)	-2.32%	34.39%
Grocery / Liquor	\$48,139,956	\$51,901,234	\$57,732,061	9.08%	\$58,284,118	\$552,058	0.96%	9.24%
Construction	\$32,716,684	\$26,305,044	\$27,660,726	4.35%	\$23,482,804	(\$4,177,923)	-15.10%	3.72%
Utility	\$21,112,732	\$23,477,712	\$26,455,706	4.16%	\$29,315,138	\$2,859,432	10.81%	4.64%
Other*	\$1,397,682	\$1,798,066	\$1,732,026	0.27%	\$1,928,234	\$196,208	11.33%	0.31%
Total	\$456,692,214	\$556,872,456	\$635,733,380	100.00%	\$631,116,973	(\$4,616,407)	-0.73%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



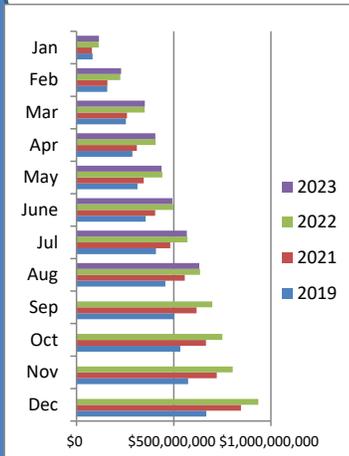
New Items of Note:

- August YTD net taxable sales are currently behind of YTD August 2022 by .73%.
- For August YTD 2023, there were increases in Retail (.23%), Restaurant/Bar (1.74%) Utilities (10.81%), Grocery/Liquor (.96%), and decline in Weedtail (-21.84%), Short-Term Lodging (-2.32%), Construction (-15.10%), compared to August YTD 2022.
- August YTD 2023 is ahead of August YTD 2019 by 38.19%.

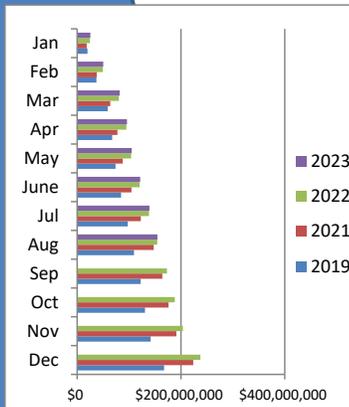
Historical Notes:

- Due to COVID-19, on March 16th, 2020 Town-Wide business closures/operating limitations went into effect. On November 22, 2020 indoor dining closed due to Summit County entering level red on the State COVID 19 dial dashboard on November 20th. Restaurants started reopening for indoor dining on December 18, 2020 through the five star certification program.
- By executive order, Town bag fees were waived for large grocers during the COVID-19 pandemic March 27, 2020 - September 9, 2020, and again November 19, 2020 - April 28, 2021.
- Short Term Lodging taxes are generally remitted based on reservation date.
- In 2014, a new category was added to the Sales by Sector pages for the Weedtail sector. The category encompasses all legal marijuana sales, regardless of medical or recreational designation.
- A section on Disposable Bag Fees was added in 2014.
- A section on Short Term Rentals was added in 2018.
- Taxes collected from the customer by the vendor are remitted to the Town on the 20th of the following month.
- Quarterly taxes are reported in the last month of the period. For example, taxes collected in the first quarter of the year (January – March), are included on the report for the period of March.
- Net Taxable Sales are continually updated as late tax returns are submitted to the Town of Breckenridge. Therefore, you may notice slight changes in prior months, in addition to the reporting for the current month.
- "Other" sales relate to returns that have yet to be classified. Much of this category will be reclassified to other sectors as more information becomes available.

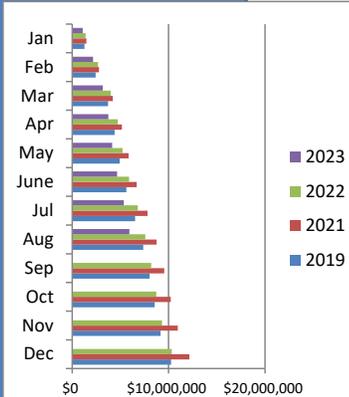
Net Taxable Sales by Sector-Town of Breckenridge Tax Base



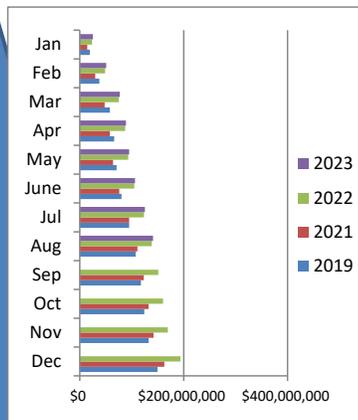
Total Net Taxable Sales						
	2019	2021	2022	2023	% change from PY	% change from '19
Jan	\$82,299,822	\$79,027,402	\$113,608,612	\$115,028,892	1.25%	39.77%
Feb	\$75,794,630	\$79,746,002	\$111,338,870	\$113,770,519	2.18%	50.10%
Mar	\$95,163,229	\$100,237,930	\$125,730,058	\$122,606,064	-2.48%	28.84%
Apr	\$33,990,319	\$50,992,310	\$56,511,723	\$53,538,963	-5.26%	57.51%
May	\$26,568,743	\$35,688,712	\$34,483,662	\$32,324,773	-6.26%	21.66%
Jun	\$41,037,437	\$58,731,249	\$56,236,235	\$55,577,235	-1.17%	35.43%
Jul	\$53,755,920	\$77,776,063	\$72,887,360	\$74,892,040	2.75%	39.32%
Aug	\$48,082,114	\$74,672,063	\$64,936,860	\$63,378,488	-2.40%	31.81%
Sep	\$44,879,428	\$60,896,780	\$63,005,325	\$0	n/a	n/a
Oct	\$32,297,945	\$48,311,353	\$51,432,941	\$0	n/a	n/a
Nov	\$39,928,187	\$55,302,747	\$53,834,073	\$0	n/a	n/a
Dec	\$93,931,782	\$125,002,690	\$131,399,344	\$0	n/a	n/a
YTD	\$456,692,214	\$556,872,456	\$635,733,380	\$631,116,973	-0.73%	38.19%
Total	\$667,729,556	\$846,386,027	\$935,405,063	\$631,116,973	-32.53%	-5.48%



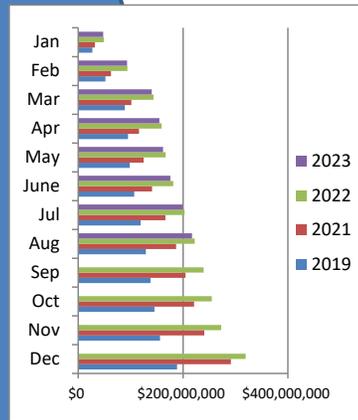
Retail						
	2019	2021	2022	2023	% change	% change
Jan	\$19,611,835	\$18,328,034	\$24,325,450	\$25,161,831	3.44%	28.30%
Feb	\$17,374,017	\$19,258,101	\$24,775,008	\$25,056,076	1.13%	44.22%
Mar	\$21,694,451	\$25,929,898	\$31,202,313	\$31,549,885	1.11%	45.43%
Apr	\$8,706,284	\$13,935,565	\$14,392,188	\$14,216,259	-1.22%	63.29%
May	\$6,284,885	\$9,994,161	\$9,127,641	\$9,216,120	0.97%	46.64%
Jun	\$10,801,783	\$17,030,083	\$16,358,438	\$16,209,503	-0.91%	50.06%
Jul	\$12,825,192	\$18,164,617	\$17,905,755	\$17,803,604	-0.57%	38.82%
Aug	\$12,050,490	\$24,632,916	\$15,930,361	\$15,153,187	-4.88%	25.75%
Sep	\$13,040,263	\$16,791,863	\$18,786,039	\$0	n/a	n/a
Oct	\$8,178,255	\$11,786,369	\$15,163,438	\$0	n/a	n/a
Nov	\$10,979,043	\$15,256,733	\$15,611,942	\$0	n/a	n/a
Dec	\$25,856,507	\$32,406,097	\$33,684,489	\$0	n/a	n/a
YTD	\$109,348,936	\$147,273,375	\$154,017,156	\$154,366,465	0.23%	41.17%
Total	\$167,403,004	\$223,514,437	\$237,263,063	\$154,366,465	-34.94%	-7.79%



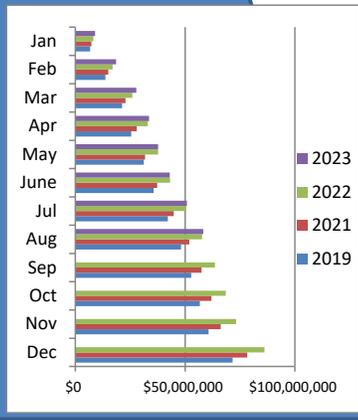
Weedtail						
	2019	2021	2022	2023	% change	% change
Jan	\$1,278,628	\$1,478,465	\$1,390,691	\$1,085,499	-21.95%	-15.10%
Feb	\$1,143,834	\$1,294,638	\$1,290,570	\$1,071,374	-16.98%	-6.33%
Mar	\$1,291,752	\$1,441,196	\$1,310,491	\$1,021,416	-22.06%	-20.93%
Apr	\$682,583	\$942,276	\$732,968	\$577,496	-21.21%	-15.40%
May	\$525,557	\$695,750	\$499,512	\$382,445	-23.44%	-27.23%
Jun	\$691,544	\$841,867	\$670,484	\$513,462	-23.42%	-25.75%
Jul	\$905,548	\$1,116,858	\$912,870	\$697,911	-23.55%	-22.93%
Aug	\$845,682	\$936,140	\$777,363	\$578,590	-25.57%	-31.58%
Sep	\$658,693	\$802,336	\$611,456	\$0	n/a	n/a
Oct	\$536,078	\$665,889	\$529,983	\$0	n/a	n/a
Nov	\$605,820	\$737,780	\$581,583	\$0	n/a	n/a
Dec	\$1,088,987	\$1,195,620	\$1,014,636	\$0	n/a	n/a
YTD	\$7,365,126	\$8,747,188	\$7,584,949	\$5,928,194	-21.84%	-19.51%
Total	\$10,254,704	\$12,148,814	\$10,322,606	\$5,928,194	-42.57%	-42.19%



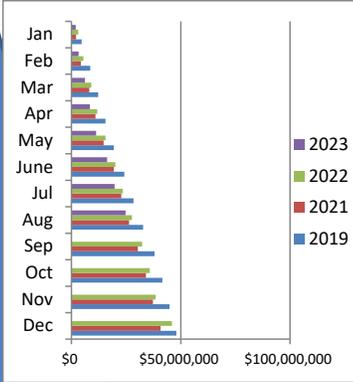
Restaurant / Bar						
	2019	2021	2022	2023	% change	% change
Jan	\$19,257,344	\$14,372,467	\$23,591,432	\$25,009,257	6.01%	29.87%
Feb	\$18,251,145	\$15,293,976	\$24,974,867	\$25,865,915	3.57%	41.72%
Mar	\$20,276,191	\$18,001,752	\$26,280,138	\$25,821,441	-1.75%	27.35%
Apr	\$8,183,550	\$10,082,518	\$12,415,528	\$12,209,139	-1.66%	49.19%
May	\$4,752,756	\$6,065,196	\$5,669,343	\$5,883,754	3.78%	23.80%
Jun	\$9,334,516	\$12,074,689	\$11,796,384	\$11,309,552	-4.13%	21.16%
Jul	\$14,827,380	\$19,085,898	\$18,692,700	\$19,179,320	2.60%	29.35%
Aug	\$12,693,004	\$15,737,756	\$14,956,807	\$15,508,844	3.69%	22.18%
Sep	\$10,012,989	\$12,545,273	\$12,668,238	\$0	n/a	n/a
Oct	\$6,463,032	\$9,054,163	\$9,309,000	\$0	n/a	n/a
Nov	\$8,198,131	\$9,429,392	\$9,038,337	\$0	n/a	n/a
Dec	\$17,310,078	\$20,911,542	\$24,126,957	\$0	n/a	n/a
YTD	\$107,575,885	\$110,714,252	\$138,377,199	\$140,787,222	1.74%	30.87%
Total	\$149,560,115	\$162,654,623	\$193,519,731	\$140,787,222	-27.25%	-5.87%



Short-Term Lodging						
	2019	2021	2022	2023	% change	% change
Jan	\$26,949,830	\$31,752,606	\$48,613,697	\$47,461,191	-2.37%	76.11%
Feb	\$24,811,525	\$30,596,998	\$45,169,344	\$45,736,673	1.26%	84.34%
Mar	\$37,052,760	\$38,833,031	\$49,654,941	\$47,131,088	-5.08%	27.20%
Apr	\$6,084,075	\$14,789,263	\$15,604,892	\$14,579,098	-6.57%	139.63%
May	\$3,269,759	\$8,839,478	\$7,736,666	\$6,909,013	-10.70%	111.30%
Jun	\$8,613,383	\$16,110,696	\$14,454,476	\$13,800,668	-4.52%	60.22%
Jul	\$12,259,971	\$25,496,064	\$21,720,310	\$23,247,770	7.03%	89.62%
Aug	\$9,993,911	\$20,237,448	\$19,219,232	\$18,159,297	-5.51%	81.70%
Sep	\$8,748,649	\$17,994,049	\$17,234,547	\$0	n/a	n/a
Oct	\$7,654,030	\$16,267,787	\$15,303,928	\$0	n/a	n/a
Nov	\$10,638,959	\$19,659,292	\$18,013,772	\$0	n/a	n/a
Dec	\$32,392,791	\$50,715,608	\$46,896,490	\$0	n/a	n/a
YTD	\$129,035,214	\$186,655,585	\$222,173,557	\$217,024,798	-2.32%	68.19%
Total	\$188,469,643	\$291,292,321	\$319,622,294	\$217,024,798	-32.10%	15.15%



Grocery / Liquor						
	2019	2021	2022	2023	% change	% change
Jan	\$6,728,312	\$7,287,839	\$8,170,578	\$8,997,217	10.12%	33.72%
Feb	\$6,986,584	\$7,698,418	\$8,753,193	\$9,587,315	9.53%	37.22%
Mar	\$7,555,406	\$7,875,044	\$9,019,659	\$9,151,128	1.46%	21.12%
Apr	\$4,143,198	\$5,116,542	\$6,998,996	\$5,851,774	-16.39%	41.24%
May	\$5,770,430	\$3,756,571	\$4,744,379	\$4,092,212	-13.75%	-29.08%
Jun	\$4,477,840	\$5,487,526	\$5,436,849	\$5,335,000	-1.87%	19.14%
Jul	\$6,441,916	\$7,596,984	\$7,431,072	\$7,828,316	5.35%	21.52%
Aug	\$6,036,270	\$7,082,310	\$7,177,335	\$7,441,155	3.68%	23.27%
Sep	\$4,599,869	\$5,595,731	\$5,816,776	\$0	n/a	n/a
Oct	\$3,956,333	\$4,452,681	\$4,953,494	\$0	n/a	n/a
Nov	\$3,980,326	\$4,209,254	\$4,692,648	\$0	n/a	n/a
Dec	\$10,973,358	\$12,158,623	\$12,887,729	\$0	n/a	n/a
YTD	\$48,139,956	\$51,901,234	\$57,732,061	\$58,284,118	0.96%	21.07%
Total	\$71,649,842	\$78,317,524	\$86,082,707	\$58,284,118	-32.29%	-18.65%

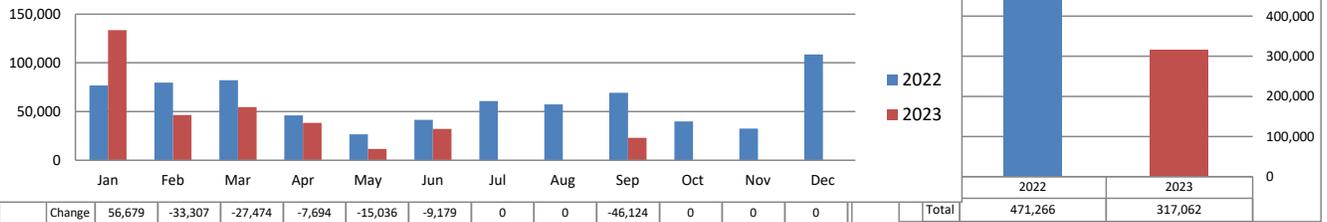


Construction						
	2019	2021	2022	2023	% change	% change
Jan	\$4,617,707	\$2,068,745	\$3,087,979	\$1,896,022	-38.60%	-58.94%
Feb	\$3,924,001	\$2,195,750	\$2,329,985	\$1,329,535	-42.94%	-66.12%
Mar	\$3,626,832	\$3,880,970	\$3,659,430	\$2,951,113	-19.36%	-18.63%
Apr	\$3,340,641	\$2,799,808	\$2,689,995	\$2,240,117	-16.72%	-32.94%
May	\$3,847,480	\$3,695,521	\$3,753,221	\$2,808,644	-25.17%	-27.00%
Jun	\$4,753,416	\$4,674,905	\$4,564,515	\$5,049,469	10.62%	6.23%
Jul	\$4,225,825	\$3,429,834	\$3,420,384	\$3,400,460	-0.58%	-19.53%
Aug	\$4,380,782	\$3,559,510	\$4,155,216	\$3,807,444	-8.37%	-13.09%
Sep	\$5,278,007	\$4,014,804	\$4,670,892	\$0	n/a	n/a
Oct	\$3,589,116	\$3,702,556	\$3,476,544	\$0	n/a	n/a
Nov	\$3,210,387	\$3,262,427	\$2,663,371	\$0	n/a	n/a
Dec	\$3,173,337	\$3,496,696	\$7,432,985	\$0	n/a	n/a
YTD	\$32,716,684	\$26,305,044	\$27,660,726	\$23,482,804	-15.10%	-28.22%
Total	\$47,967,531	\$40,781,527	\$45,904,519	\$23,482,804	-48.84%	-51.04%

Disposable Bag Fees

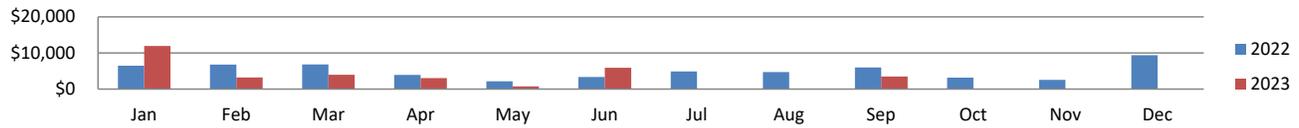
The Town adopted an ordinance April 9, 2013 (effective October 15, 2013) to discourage the use of disposable bags, achieving a goal of the SustainableBreck Plan. The \$.10 fee applies to most plastic and paper bags given out at retail and grocery stores in Breckenridge. The program is intended to encourage the use of reusable bags and discourage the use of disposable bags, thereby furthering the Town's sustainability efforts. Revenues from the fee are used to provide public information about the program and promote the use of reusable bags.

of Disposable Bags Reported by Month



Bag Fees Remitted by Month

Net of Retained Percentage*



*As of May 4th 2023 a change has taken into effect and retailers are permitted to retain 40% of the fee (up to a maximum of \$1000/month through October 31, 2014; changing to a maximum of \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program. The retained percent may be used by the retail store to provide educational information to customers; provide required signage; train staff; alter infrastructure; fee administration; develop/display informational signage; encourage the use of reusable bags or promote recycling of disposable bags; and improve infrastructure to increase disposable bag recycling. Filing changed to quarterly as of May 2023.

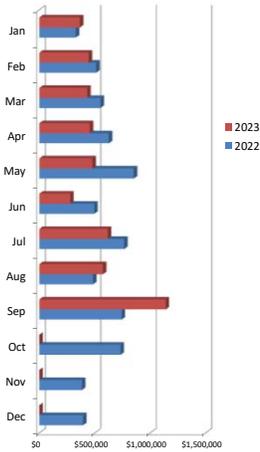
Real Estate Transfer Tax

New Items of Note:

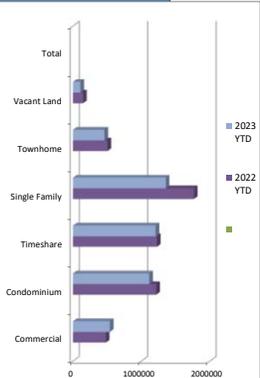
- Revenue September YTD is ahead of the budget by \$.8M and below the prior year by \$.5M.
- Single Family sales account for the majority of the sales (28.97%), with Timeshare sales in the second position of highest sales (25.80%) subject to the tax. Timeshare sales are lower YTD by -1.62% and Single Family sales are lower YTD by -23.30%. Condominium activity is representing 23.81% of the activity.
- September 2023 churn was 54.16% below September 2022.

Continuing Items of Note:

- 2023 Real Estate Transfer Tax budget is based upon a 5 year historical budget phasing.

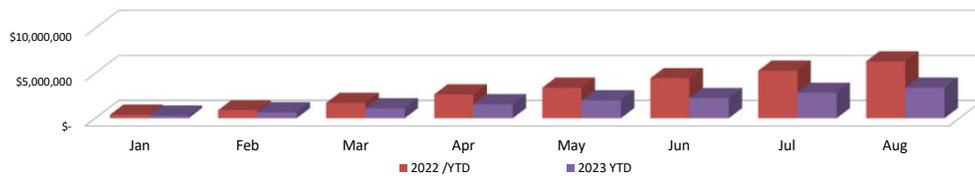


Total RETT								
	2019	2021	2022	2023	% change	2023 budget	+/- Budget	
Jan	\$536,802	\$394,201	\$328,719	\$366,761	11.57%	\$298,205	\$68,556	
Feb	\$441,411	\$493,987	\$512,843	\$445,546	-13.12%	\$342,714	\$102,832	
Mar	\$454,470	\$813,726	\$551,693	\$431,380	-21.81%	\$382,978	\$48,402	
Apr	\$674,070	\$946,247	\$627,842	\$456,127	-27.35%	\$433,275	\$22,852	
May	\$781,528	\$743,447	\$851,657	\$478,584	-43.81%	\$454,505	\$24,079	
Jun	\$480,111	\$1,052,494	\$495,925	\$278,784	-43.79%	\$386,322	-\$107,538	
Jul	\$510,302	\$841,992	\$765,641	\$617,133	-19.40%	\$441,027	\$176,106	
Aug	\$784,245	\$1,024,008	\$484,573	\$574,378	18.53%	\$558,753	\$15,625	
Sep	\$684,950	\$1,027,878	\$742,908	\$1,139,485	53.38%	\$674,590	\$464,895	
Oct	\$561,093	\$2,446,257	\$732,723	\$0	n/a	\$748,951	n/a	
Nov	\$604,298	\$579,469	\$384,336	\$0	n/a	\$365,827	n/a	
Dec	\$653,338	\$674,950	\$393,620	\$0	n/a	\$318,136	n/a	
YTD	\$5,347,889	\$7,337,981	\$5,361,801	\$4,788,179	-10.70%	\$3,972,369	\$815,810	
Total	\$7,166,618	\$11,038,657	\$6,872,481	\$4,788,179		\$5,405,283		



by Category						
Description	2022 YTD	2023 YTD	\$ change	% change	% of Total	
Commercial	\$ 481,800	\$ 539,800	\$ 58,000	12.04%	11.27%	
Condominium	\$ 1,217,765	\$ 1,115,258	\$ (102,506)	-8.42%	23.29%	
Timeshare	\$ 1,228,061	\$ 1,208,218	\$ (19,843)	-1.62%	25.23%	
Single Family	\$ 1,769,156	\$ 1,356,915	\$ (412,241)	-23.30%	28.34%	
Townhome	\$ 505,280	\$ 459,624	\$ (45,656)	-9.04%	9.60%	
Vacant Land	\$ 149,364	\$ 108,349	\$ (41,016)	-27.46%	2.26%	
Total	\$ 5,351,426	\$ 4,788,179	\$ (563,247)	-10.53%	100.00%	

YTD Churn Analysis

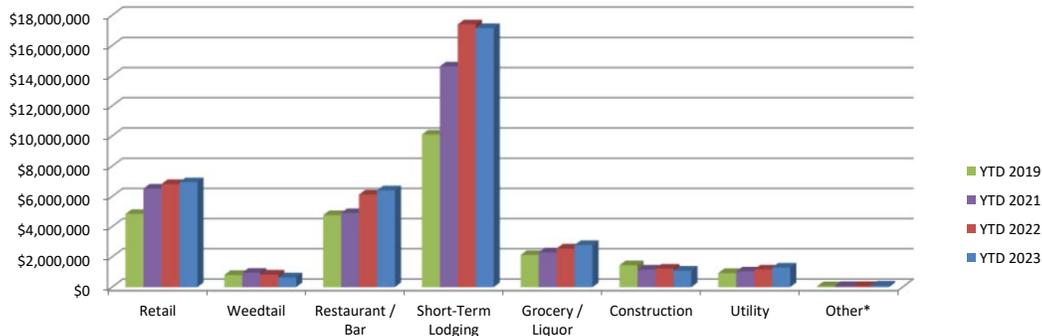
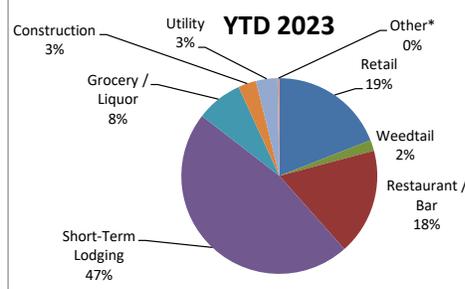
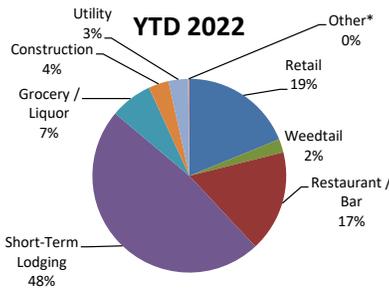


TAXES DUE - SALES, ACCOMMODATIONS, AND MARIJUANA TAXES

Tax Due by Industry-YTD

Description	YTD 2019	YTD 2021	YTD 2022	2022 % of Total	YTD 2023	2022/2023 \$ Change	2022/2023 % Change	2023 % of Total
Retail	\$4,844,158	\$6,524,211	\$6,822,960	18.84%	\$6,945,737	\$122,777	1.80%	19.07%
Weedtail	\$805,008	\$956,068	\$829,035	2.29%	\$647,952	(\$181,083)	-21.84%	1.78%
Restaurant / Bar	\$4,765,612	\$4,904,641	\$6,130,110	16.93%	\$6,406,046	\$275,936	4.50%	17.59%
Short-Term Lodging	\$10,103,457	\$14,615,132	\$17,396,189	48.04%	\$17,146,920	(\$249,270)	-1.43%	47.08%
Grocery / Liquor	\$2,132,600	\$2,299,225	\$2,557,530	7.06%	\$2,788,274	\$230,744	9.02%	7.66%
Construction	\$1,449,349	\$1,165,313	\$1,225,370	3.38%	\$1,089,465	(\$135,905)	-11.09%	2.99%
Utility	\$935,294	\$1,040,063	\$1,171,988	3.24%	\$1,298,661	\$126,673	10.81%	3.57%
Other*	\$61,917	\$79,654	\$76,729	0.21%	\$100,182	\$23,453	30.57%	0.28%
Total	\$25,097,396	\$31,584,307	\$36,209,911	100.00%	\$36,423,237	\$213,325	0.59%	100.00%

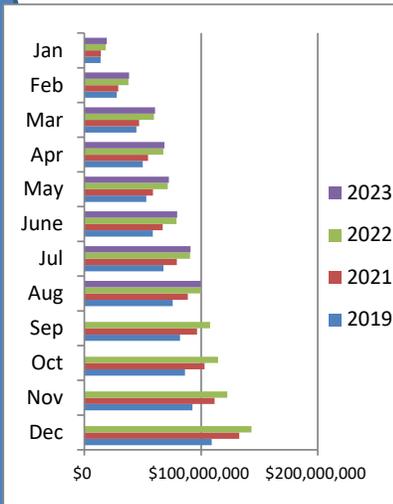
* Other includes activities in Automobiles and Undefined Sales.



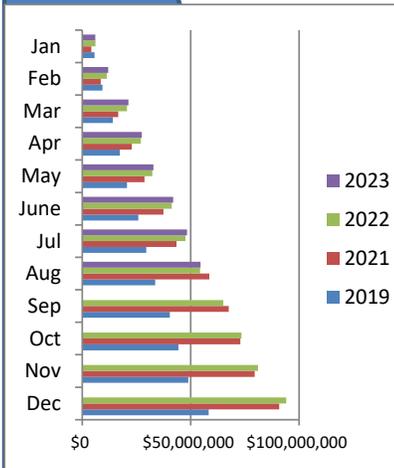
Items of Note:

- The general sales tax rate includes the 2.5% Town sales tax + 1.93% County sales tax distributed to the Town.
- The Short -Term Lodging sector includes an additional 3.4% accommodation tax.
- Weedtail includes an additional 5% marijuana tax (recreational and medical). The 1.5% distribution from the State is also included in this category. While the State distribution is only due on recreational sales, the majority of weedtail sales are recreational and the distribution has been applied to the entire sector.
- Report assumptions include: applying tax specific to a sector to the entire sector, as well as assuming the same tax base across the State, County, and Town taxes due. As a result, the numbers indicated above are a rough picture of taxes due to the Town and not an exact representation. Additionally, the data is representative of taxes due to the Town and not necessarily taxes collected year to date.

The Tax Basics: Retail Sales Sector Analysis



Retail: In-Town						
	2019	2021	2022	2023	% change from PY	% change from '21
Jan	\$13,874,223	\$14,077,047	\$18,209,812	\$19,136,159	5.09%	35.94%
Feb	\$13,755,726	\$14,977,129	\$19,537,129	\$19,070,261	-2.39%	27.33%
Mar	\$16,905,640	\$17,824,060	\$21,859,476	\$22,247,601	1.78%	24.82%
Apr	\$5,471,956	\$7,661,522	\$8,025,948	\$8,054,375	0.35%	5.13%
May	\$2,941,690	\$4,165,067	\$3,833,477	\$3,866,908	0.87%	-7.16%
June	\$5,600,801	\$8,290,729	\$7,392,614	\$7,091,057	-4.08%	-14.47%
Jul	\$9,136,287	\$12,135,190	\$11,603,472	\$11,436,831	-1.44%	-5.75%
Aug	\$7,911,724	\$9,492,636	\$9,144,401	\$8,925,571	-2.39%	-5.97%
Sep	\$6,331,984	\$7,854,505	\$8,124,374	\$0	n/a	n/a
Oct	\$4,203,590	\$6,429,451	\$6,771,369	\$0	n/a	n/a
Nov	\$6,421,375	\$8,605,141	\$7,965,280	\$0	n/a	n/a
Dec	\$16,462,608	\$21,087,906	\$20,713,114	\$0	n/a	n/a
YTD	\$75,598,047	\$88,623,380	\$99,606,330	\$99,828,764	0.22%	12.64%
Total	\$109,017,604	\$132,600,382	\$143,180,467	\$99,828,764		



Retail: Out-of-Town						
	2019	2021	2022	2023	% change	% change
Jan	\$5,730,233	\$4,246,915	\$6,115,639	\$6,025,672	-1.47%	41.88%
Feb	\$3,611,610	\$4,280,972	\$5,237,879	\$5,985,815	14.28%	39.82%
Mar	\$4,774,174	\$8,092,925	\$9,324,901	\$9,302,284	-0.24%	14.94%
Apr	\$3,227,555	\$6,274,043	\$6,366,240	\$6,161,884	-3.21%	-1.79%
May	\$3,338,310	\$5,827,445	\$5,294,164	\$5,349,212	1.04%	-8.21%
June	\$5,188,579	\$8,725,438	\$8,948,268	\$9,118,446	1.90%	4.50%
Jul	\$3,682,911	\$6,029,427	\$6,295,440	\$6,366,773	1.13%	5.59%
Aug	\$4,131,770	\$15,140,280	\$6,785,960	\$6,227,616	-8.23%	-58.87%
Sep	\$6,699,636	\$8,914,836	\$10,661,665	\$0	n/a	n/a
Oct	\$3,969,423	\$5,356,918	\$8,392,069	\$0	n/a	n/a
Nov	\$4,553,354	\$6,651,592	\$7,646,662	\$0	n/a	n/a
Dec	\$9,385,669	\$11,304,902	\$12,971,375	\$0	n/a	n/a
YTD	\$33,685,142	\$58,617,445	\$54,368,492	\$54,537,700	0.31%	-6.96%
Total	\$58,293,224	\$90,845,694	\$94,040,263	\$54,537,700		



New Items of Note:

- Starting in March 2019, the Finance Department has split the Retail sector into two categories, In-Town Retail sales and Out-of-Town Retail sales. In-Town Retail sales comprise businesses that are in Town limits, the sector had an overall decrease of 2.39% in July 2023 as compared to 2022. The Out-of-Town Retail Sales had an overall decrease in sales of 8.23% for July 2023 compared to 2022.

REVENUE AND EXPENDITURE SUMMARY
INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES

	BUDGET FY23	YTD		
		ACTUAL FY23 YTD	BUDGET FY23 YTD	ACTUAL vs BUDGET FY23 YTD
FUND BALANCE, JANUARY 1, 2023	\$ 255,492,157	\$ 255,492,157	\$ 255,492,157	
REVENUE SUMMARY				
GENERAL GOVERNMENT (GF)	\$ 24,009,281	\$ 19,042,604	\$ 18,018,757	\$ 1,023,847
FINANCE (GF)	\$ 33,000	\$ 14,086	\$ 24,750	\$ (10,664)
PUBLIC SAFETY (GF)	\$ 81,350	\$ 48,359	\$ 71,755	\$ (23,396)
COMMUNITY DEVELOPMENT (GF)	\$ 1,102,253	\$ 1,033,904	\$ 903,101	\$ 130,803
PUBLIC WORKS (GF)	\$ 797,316	\$ 966,145	\$ 677,767	\$ 288,378
RECREATION (GF)	\$ 3,755,984	\$ 3,699,808	\$ 2,803,405	\$ 896,403
UTILITY FUND	\$ 9,813,588	\$ 8,443,598	\$ 6,621,345	\$ 1,822,253
CAPITAL FUND	\$ 11,674,712	\$ 9,137,123	\$ 9,022,169	\$ 114,954
MARKETING FUND	\$ 4,588,917	\$ 4,005,933	\$ 3,441,555	\$ 564,378
GOLF COURSE FUND	\$ 3,875,671	\$ 4,233,377	\$ 3,635,557	\$ 597,820
EXCISE TAX FUND	\$ 48,783,990	\$ 38,506,458	\$ 34,586,473	\$ 3,919,985
HOUSING FUND	\$ 27,151,777	\$ 22,101,461	\$ 20,352,054	\$ 1,749,407
OPEN SPACE ACQUISITION FUND	\$ 3,609,967	\$ 3,567,382	\$ 2,677,365	\$ 890,017
CONSERVATION TRUST FUND	\$ 55,000	\$ 50,273	\$ 41,250	\$ 9,023
GARAGE SERVICES FUND	\$ 7,105,991	\$ 5,796,526	\$ 5,955,799	\$ (159,273)
INFORMATION TECHNOLOGY FUND	\$ 1,661,777	\$ 1,271,779	\$ 1,246,284	\$ 25,495
FACILITIES MAINTENANCE FUND	\$ 1,117,311	\$ 979,909	\$ 837,927	\$ 141,982
SPECIAL PROJECTS FUND	\$ 4,741,263	\$ 3,689,830	\$ 3,555,801	\$ 134,029
MARIJUANA FUND	\$ 650,000	\$ 450,249	\$ 487,574	\$ (37,325)
CEMETERY FUND	\$ 15,605	\$ 31,719	\$ 11,700	\$ 20,019
CHILD CARE FUND	\$ 2,034,000	\$ 1,756,967	\$ 1,540,446	\$ 216,521
PARKING & TRANSPORTATION FUND	\$ 8,380,158	\$ 8,993,769	\$ 6,402,581	\$ 2,591,188
HEALTH BENEFITS FUND	\$ 5,235,499	\$ 4,069,591	\$ 3,939,537	\$ 130,054
SUSTAINABILITY FUND	\$ 2,927,921	\$ 2,302,399	\$ 2,187,515	\$ 114,884
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,720,004	\$ 7,242,318	\$ 7,720,004	\$ (477,686)
TOTAL REVENUES	\$ 180,922,335	\$ 151,435,568	\$ 136,762,471	\$ 14,673,097
EXPENDITURES BY CATEGORY				
PERSONNEL	\$ 34,804,395	\$ 24,741,060	\$ 26,784,785	\$ 2,043,725
MATERIALS & SUPPLIES	\$ 3,649,489	\$ 3,005,876	\$ 2,862,194	\$ (143,682)
CHARGES FOR SERVICES	\$ 34,728,757	\$ 24,088,505	\$ 27,400,843	\$ 3,312,338
MINOR CAPITAL	\$ 61,004,259	\$ 36,215,119	\$ 44,689,665	\$ 8,474,546
FIXED CHARGES	\$ 711,219	\$ 940,515	\$ 691,464	\$ (249,051)
DEBT SERVICES	\$ 7,301,112	\$ 2,031,679	\$ 3,902,335	\$ 1,870,656
GRANTS/CONTINGENCIES	\$ 4,308,851	\$ 4,026,797	\$ 3,931,879	\$ (94,918)
ALLOCATION	\$ 6,963,699	\$ 5,222,774	\$ 5,222,565	\$ (209)
TRANSFERS	\$ 56,753,535	\$ 45,125,107	\$ 44,924,854	\$ (200,253)
TOTAL EXPENDITURES BY CATEGORY	\$ 210,225,316	\$ 145,397,432	\$ 160,410,584	\$ 15,013,152
EXPENDITURES BY PROGRAM				
GENERAL GOVERNMENT (GF)	\$ 6,484,981	\$ 4,349,681	\$ 4,697,283	\$ 347,602
FINANCE (GF)	\$ 1,473,373	\$ 957,815	\$ 1,130,643	\$ 172,828
PUBLIC SAFETY (GF)	\$ 5,090,492	\$ 3,486,802	\$ 3,662,599	\$ 175,797
COMMUNITY DEVELOPMENT (GF)	\$ 2,272,231	\$ 1,579,860	\$ 1,757,663	\$ 177,803
PUBLIC WORKS (GF)	\$ 10,709,357	\$ 6,860,406	\$ 8,164,698	\$ 1,304,292
RECREATION (GF)	\$ 8,357,035	\$ 5,641,688	\$ 6,402,498	\$ 760,810
UTILITY FUND	\$ 11,357,465	\$ 6,822,718	\$ 8,940,184	\$ 2,117,466
CAPITAL FUND	\$ 26,533,443	\$ 10,525,496	\$ 18,124,146	\$ 7,598,650
MARKETING FUND	\$ 4,835,755	\$ 3,994,671	\$ 4,020,125	\$ 25,454
GOLF COURSE FUND	\$ 3,533,097	\$ 3,162,428	\$ 2,922,950	\$ (239,478)
EXCISE TAX FUND	\$ 42,829,884	\$ 34,243,047	\$ 34,255,892	\$ 12,845
HOUSING FUND	\$ 35,088,834	\$ 26,461,826	\$ 26,371,836	\$ (89,990)
OPEN SPACE ACQUISITION FUND	\$ 6,386,881	\$ 4,907,586	\$ 5,479,855	\$ 572,269
CONSERVATION TRUST FUND	\$ 55,000	\$ 41,250	\$ 41,247	\$ (3)
GARAGE SERVICES FUND	\$ 6,894,972	\$ 4,941,588	\$ 5,818,540	\$ 876,952
INFORMATION TECHNOLOGY FUND	\$ 1,535,003	\$ 853,244	\$ 1,158,389	\$ 305,145
FACILITIES MAINTENANCE FUND	\$ 821,976	\$ 143,308	\$ 617,414	\$ 474,106
SPECIAL PROJECTS FUND	\$ 4,698,763	\$ 4,691,463	\$ 4,127,754	\$ (563,709)
MARIJUANA FUND	\$ 909,292	\$ 616,678	\$ 686,087	\$ 69,409
CEMETERY FUND	\$ 18,586	\$ 79	\$ 13,964	\$ 13,885
CHILD CARE FUND	\$ 1,904,644	\$ 468,890	\$ 1,449,828	\$ 980,938
PARKING & TRANSPORTATION FUND	\$ 14,087,778	\$ 9,750,338	\$ 9,694,435	\$ (55,903)
HEALTH BENEFITS FUND	\$ 4,500,000	\$ 3,685,157	\$ 3,435,540	\$ (249,617)
SUSTAINABILITY FUND	\$ 2,927,776	\$ 2,022,586	\$ 2,207,328	\$ 184,742
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 6,918,698	\$ 5,188,826	\$ 5,229,686	\$ 40,860
TOTAL EXPENDITURES BY PROGRAM	\$ 210,225,316	\$ 145,397,432	\$ 160,410,584	\$ 15,013,152

VARIANCE EXPLANATION

FAVORABLE PROPERTY TAX: \$899K; INVESTMENT INCOME \$501K

BEAR PROOF TRASH CANS GRANT: \$159K; INSURANCE RECOVERIES: \$122K

INCREASED PARTICIPATION

FAVORABLE INVESTMENT INCOME: \$1.25M; HOUSING ALLOCATION: \$357K

FAVORABLE INVESTMENT INCOME: \$533K; MCAIN ROYALTIES: \$102K. TRANSFER FROM CHILDCARE NOT OCCURRING (\$656K)

FAVORABLE ACCOMODATION TAX: BUDGET PHASING

FAVORABLE GREEN FEES: \$310K; INVESTMENT INCOME: \$210K

FAVORABLE SALES TAX: \$4.3M, RETT: \$815K

FAVORABLE SCG HOUSING HELPS PAYMENT: \$526K; RENTAL INCOME: \$126K; SALES TAX: \$117K; SALE 301 N.FRENCH: \$261K; INV. INCOME: \$655K

FAVORABLE SALES TAX: \$669K; INVESTMENT INCOME: \$201K

REDUCED GRANT REVENUE - BUSES

TRANSFER FROM OPEN SACE \$100K

BGV CONTRIBUTION: \$100K; INVESTMENT INCOME: \$96K

PARKING: \$737K; PARKING CITATIONS: \$598K; LIFT TICKET TAX: \$1.16M

FAVORABLE STOP LOSS

RENEWAL ENERGY FOR SOLAR NOT BUDGETED

REDUCED LICENSE RENEWALS; 2022 AUDIT ADJUSTMENT

REDUCED LEGAL: \$62K; REDUCED COMPENSATION: \$86K (NEW HIRE; MERIT TIMING)

REDUCED COMPENSATION: \$101K (NEW HIRE;MERIT TIMING); OTHER EXPENSE BUDGET PHASING

CAPITAL SPEND MESSAGE TRAILERS 165K

REDUCED COMPENSATION: \$123K (1 UNDERSTAFFED IN SEPTEMBER; MERIT TIMING); OTHER EXPENSE BUDGET PHASING

REDUCED COMPENSATION: \$568K (3.9 UNDERSTAFF IN SEPTEMBER; MERIT TIMING); OTHER EXPENSE BUDGET PHASING

REDUCED COMPENSATION: \$100K (MERIT TIMING);OTHER EXPENSE BUDGET PHASING

REDUCED CAPITAL PROJECT SPEND: BUDGET PHASING

PROJECTS DELAY; PROJECT DEFERRAL TO 2024

PRO SHOP MERCHANDISE; IRRIGATION PROJECT: BUDGET PHASING

REDUCED COMPENSATION: \$62K; MERIT TIMING; TRANSFER TO CAPITAL \$100K, SPECIAL PROJECTS \$100K

REDUCED CAPITAL EXPENSE - BUSES

COMPUTER SUPPORT BUDGET PHASING

BRECKENRIDGE HISTORY (BUDGET PHASING); GRANT SUMMIT RESCUE \$100K

REDUCED COMPENSATION: \$78K (1 UNDERSTAFFED SINCE MARCH)

TIMBERLINE EXPANSION DELAYED (\$358K); YTD CHILDCARE DESIGN TRANSFER REVERSAL

UTILITIES \$272K; CREDIT CARD \$146K

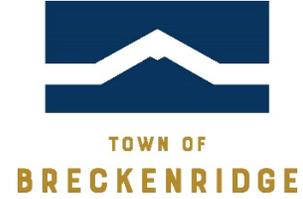
UMR PAYMENTS: BUDGET PHASING

PROJECTED FUND BALANCE DECEMBER 31, 2022 \$ 226,189,176 \$ 261,530,293 \$ 231,844,044

RESTRICTIONS \$ 161,367,486 \$ 161,367,486 \$ 161,367,486

2023 BUDGET WALKTHROUGH
REVENUE AND EXPENDITURE SUMMARY
INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES

	OCTOBER BUDGET RETREAT	BUDGET CHANGES	NOVEMBER BUDGET RESOLUTION	FEBRUARY BUDGET APPROPRIATION	REVISED 2023 BUDGET	JULY BUDGET APPROPRIATION	REVISED 2023 BUDGET
FUND BALANCE, JANUARY 1, 2023	\$ 259,179,822	\$ (15,744,520)	\$ 243,435,302	\$ -	\$ 253,807,962	\$ -	\$ 253,807,962
REVENUE BY FUND							
GENERAL FUND	\$ 29,779,984	\$ -	\$ 29,779,984	\$ -	\$ 29,779,984	\$ (800)	\$ 29,779,184
UTILITY FUND	\$ 16,274,088	\$ -	\$ 16,274,088	\$ (549,193)	\$ 15,724,895	\$ (5,911,307)	\$ 9,813,588
CAPITAL FUND	\$ 16,230,000	\$ -	\$ 16,230,000	\$ (4,554,488)	\$ 11,675,512	\$ (800)	\$ 11,674,712
MARKETING FUND	\$ 4,588,917	\$ -	\$ 4,588,917	\$ -	\$ 4,588,917	\$ -	\$ 4,588,917
GOLF COURSE FUND	\$ 3,875,671	\$ -	\$ 3,875,671	\$ -	\$ 3,875,671	\$ -	\$ 3,875,671
EXCISE TAX FUND	\$ 45,383,990	\$ -	\$ 45,383,990	\$ 3,015,000	\$ 48,398,990	\$ 385,000	\$ 48,783,990
HOUSING FUND	\$ 16,764,273	\$ 8,362,188	\$ 25,126,461	\$ 2,025,316	\$ 27,151,777	\$ -	\$ 27,151,777
OPEN SPACE ACQUISITION FUND	\$ 3,609,967	\$ -	\$ 3,609,967	\$ -	\$ 3,609,967	\$ -	\$ 3,609,967
CONSERVATION TRUST FUND	\$ 55,000	\$ -	\$ 55,000	\$ -	\$ 55,000	\$ -	\$ 55,000
GARAGE SERVICES FUND	\$ 7,105,991	\$ -	\$ 7,105,991	\$ -	\$ 7,105,991	\$ -	\$ 7,105,991
INFORMATION TECHNOLOGY FUND	\$ 1,661,777	\$ (599)	\$ 1,661,178	\$ 599	\$ 1,661,777	\$ -	\$ 1,661,777
FACILITIES MAINTENANCE FUND	\$ 939,058	\$ -	\$ 939,058	\$ 178,253	\$ 1,117,311	\$ -	\$ 1,117,311
SPECIAL PROJECTS FUND	\$ 3,595,000	\$ -	\$ 3,595,000	\$ 1,146,263	\$ 4,741,263	\$ -	\$ 4,741,263
MARIJUANA FUND	\$ 650,000	\$ -	\$ 650,000	\$ -	\$ 650,000	\$ -	\$ 650,000
CEMETERY FUND	\$ 15,605	\$ -	\$ 15,605	\$ -	\$ 15,605	\$ -	\$ 15,605
CHILD CARE FUND	\$ 1,974,000	\$ 60,000	\$ 2,034,000	\$ -	\$ 2,034,000	\$ -	\$ 2,034,000
PARKING & TRANSPORTATION FUND	\$ 8,865,158	\$ -	\$ 8,865,158	\$ (485,000)	\$ 8,380,158	\$ -	\$ 8,380,158
HEALTH BENEFITS FUND	\$ 5,279,675	\$ -	\$ 5,279,675	\$ (44,176)	\$ 5,235,499	\$ -	\$ 5,235,499
SUSTAINABILITY FUND	\$ -	\$ -	\$ -	\$ 2,927,921	\$ 2,927,921	\$ -	\$ 2,927,921
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,353,612	\$ -	\$ 7,353,612	\$ 366,392	\$ 7,720,004	\$ -	\$ 7,720,004
TOTAL REVENUE BY PROGRAM	\$ 174,001,766	\$ 8,421,589	\$ 182,423,355	\$ 4,026,887	\$ 186,450,242	\$ (5,527,907)	\$ 180,922,335
EXPENDITURES BY CATEGORY							
PERSONNEL	\$ 33,549,006	\$ -	\$ 33,549,006	\$ 1,255,389	\$ 34,804,395	\$ -	\$ 34,804,395
MATERIALS & SUPPLIES	\$ 3,649,489	\$ -	\$ 3,649,489	\$ -	\$ 3,649,489	\$ 250,000	\$ 3,899,489
CHARGES FOR SERVICES	\$ 28,090,918	\$ 2,293,200	\$ 30,384,118	\$ 4,286,628	\$ 34,670,746	\$ 58,011	\$ 34,728,757
MINOR CAPITAL	\$ 63,737,927	\$ (12,524,781)	\$ 51,213,146	\$ 3,196,665	\$ 54,409,811	\$ 6,344,448	\$ 60,754,259
FIXED CHARGES	\$ 801,442	\$ -	\$ 801,442	\$ (90,223)	\$ 711,219	\$ -	\$ 711,219
DEBT SERVICES	\$ 9,418,493	\$ 750	\$ 9,419,243	\$ (2,118,131)	\$ 7,301,112	\$ -	\$ 7,301,112
GRANTS/CONTINGENCIES	\$ 3,504,189	\$ -	\$ 3,504,189	\$ 204,662	\$ 3,708,851	\$ 600,000	\$ 4,308,851
ALLOCATION	\$ 6,807,830	\$ -	\$ 6,807,830	\$ 155,869	\$ 6,963,699	\$ -	\$ 6,963,699
TRANSFERS	\$ 48,191,951	\$ 8,362,188	\$ 56,554,139	\$ 149,396	\$ 56,703,535	\$ 50,000	\$ 56,753,535
TOTAL EXPENDITURES BY CATEGORY	\$ 197,751,245	\$ (1,868,643)	\$ 195,882,603	\$ 7,040,255	\$ 202,922,856	\$ 7,302,459	\$ 210,225,316
EXPENDITURES BY PROGRAM							
GENERAL FUND	\$ 32,501,216	\$ -	\$ 32,501,216	\$ 988,241	\$ 33,489,457	\$ 891,262	\$ 34,380,719
UTILITY FUND	\$ 13,203,020	\$ -	\$ 13,203,020	\$ (1,845,555)	\$ 11,357,465	\$ -	\$ 11,357,465
CAPITAL FUND	\$ 20,771,483	\$ -	\$ 20,771,483	\$ 5,549,012	\$ 26,320,495	\$ 212,948	\$ 26,533,443
MARKETING FUND	\$ 4,835,755	\$ -	\$ 4,835,755	\$ -	\$ 4,835,755	\$ -	\$ 4,835,755
GOLF COURSE FUND	\$ 3,268,503	\$ -	\$ 3,268,503	\$ 264,594	\$ 3,533,097	\$ -	\$ 3,533,097
EXCISE TAX FUND	\$ 36,500,775	\$ 8,362,188	\$ 44,862,963	\$ (2,033,079)	\$ 42,829,884	\$ -	\$ 42,829,884
HOUSING FUND	\$ 43,941,076	\$ (10,216,968)	\$ 33,724,108	\$ 1,354,726	\$ 35,078,834	\$ 10,000	\$ 35,088,834
OPEN SPACE ACQUISITION FUND	\$ 2,672,155	\$ -	\$ 2,672,155	\$ 52,226	\$ 2,724,381	\$ 3,669,250	\$ 6,393,631
CONSERVATION TRUST FUND	\$ 55,000	\$ -	\$ 55,000	\$ -	\$ 55,000	\$ -	\$ 55,000
GARAGE SERVICES FUND	\$ 4,339,486	\$ -	\$ 4,339,486	\$ 36,486	\$ 4,375,972	\$ 2,519,000	\$ 6,894,972
INFORMATION TECHNOLOGY FUND	\$ 1,521,454	\$ -	\$ 1,521,454	\$ 13,549	\$ 1,535,003	\$ -	\$ 1,535,003
FACILITIES MAINTENANCE FUND	\$ 818,164	\$ -	\$ 818,164	\$ 3,812	\$ 821,976	\$ -	\$ 821,976
SPECIAL PROJECTS FUND	\$ 3,540,000	\$ 12,500	\$ 3,552,500	\$ 1,146,263	\$ 4,698,763	\$ -	\$ 4,698,763
MARIJUANA FUND	\$ 908,311	\$ -	\$ 908,311	\$ 981	\$ 909,292	\$ -	\$ 909,292
CEMETERY FUND	\$ 18,500	\$ -	\$ 18,500	\$ 86	\$ 18,586	\$ -	\$ 18,586
CHILD CARE FUND	\$ 1,924,843	\$ (26,364)	\$ 1,898,479	\$ 6,165	\$ 1,904,644	\$ -	\$ 1,904,644
PARKING & TRANSPORTATION FUND	\$ 15,077,892	\$ -	\$ 15,077,892	\$ (990,114)	\$ 14,087,778	\$ -	\$ 14,087,778
HEALTH BENEFITS FUND	\$ 4,500,000	\$ -	\$ 4,500,000	\$ -	\$ 4,500,000	\$ -	\$ 4,500,000
SUSTAINABILITY FUND	\$ -	\$ -	\$ -	\$ 2,927,776	\$ 2,927,776	\$ -	\$ 2,927,776
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,353,612	\$ -	\$ 7,353,612	\$ (434,914)	\$ 6,918,698	\$ -	\$ 6,918,698
TOTAL EXPENDITURES BY PROGRAM	\$ 197,751,245	\$ (1,868,644)	\$ 195,882,601	\$ 7,040,255	\$ 202,922,856	\$ 7,302,460	\$ 210,225,316
PROJECTED FUND BALANCE DECEMBER 31, 2023	\$ 235,430,343	\$ (5,454,288)	\$ 229,976,056	\$ (3,013,368)	\$ 237,335,348	\$ (12,830,367)	\$ 224,504,981
RESTRICTIONS	\$ 162,534,319	\$ (7,867,270)	\$ 154,667,049	\$ 6,700,437	\$ 161,367,486	\$ -	\$ 161,367,486
NET FUND BALANCE	\$ 72,896,024	\$ 2,412,982	\$ 75,309,007	\$ (9,713,805)	\$ 75,967,862	\$ (12,830,367)	\$ 63,137,495
FTYR FTE	214.32	0	214.32	0	214.32	0	214.32



Memo

To: Breckenridge Town Council
From: Dana Laverdiere, Director Human Resources
Date: 10/18/2023
Subject: Town of Breckenridge Staffing Analytics

Introduction: The below information is Q3 2023 data that measures the Town of Breckenridge’s ability to attract and retain FTYR talent.

Information: Town of Breckenridge FTYR turnover in the second quarter of 2023 was 7.7%, and it dropped significantly to 2.5% in Q3. Last year at this time the Town had 7 employees separate employment in Q3. This year there are 5 employees during the same period.

2023 FTYR Separation Data									
Q3 2022		Q4 2022		Q1 2023		Q2 2023		Q3 2023	
Voluntary	Involuntary	Voluntary	Involuntary	Voluntary	Involuntary	Voluntary	Involuntary	Voluntary	Involuntary
7	0	5	1	6	0	15	0	2	3
3.9%		3.4%		3.08%		7.7%		2.5%	

Turnover by Department

Separations by Department						
	Q1 2023		Q2 2023		Q3 2023	
	Turnover	Turnover Rate	Turnover	Turnover Rate	Turnover	Turnover Rate
Public Works	3	3.4%	7	8.1%	2	2.2%
Police	1	4.1%	2	8%	1	3.8%
Recreation	1	2.6%	4	10%	1	2.8%
Comm Dev	1	5.9%	1	5.9%	0	0%
Municipal Services	0	0%	0	0%	0	0%
Finance	0	0%	0	0%	0	0%
Human Resources	0	0%	0	0%	1	25%

Total Historical Turnover



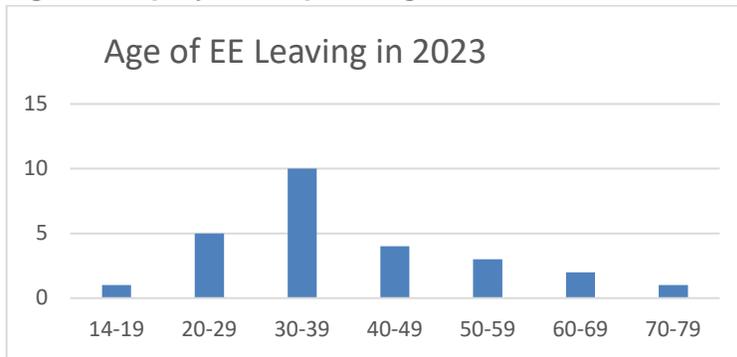
Town of Breckenridge rolling 12-month total turnover is trending at 13.13%. Total turnover is continuing to decline. The national average turnover rate among all industries in the US is 17.3%, so the Town is trending lower than the national average. The Town has been improving turnover since the highest rate in 2021.

. Separation Reasons



This graph looks at the separation reasons for Q2 2022 through Q3 2023. In Q3 2023, one employee relocated for other employment, one left for other employment in the county and three were involuntarily separated.

Age of Employees Separating in 2023



Our highest turnover is among employees 30-39 years old. This has been consistent since 2022 when we started measuring this data.

Application Volume to date

Total Applications by Quarter					
	Q1	Q2	Q3	Q4	TOTAL
2019	515	522	422	401	1860
2020	450	174	374	128	1126
2021	485	437	323	254	1499
2022	436	376	368	332	1512
2023	495	402	396		1293

The Town has had a total of 1293 applicants for all positions so far this year, including full-time positions, part-time positions, and seasonal positions. The Town is not quite at the 2019 applicant volume levels, however trending positive.

Additional Recruitment Data

Promotions from PT/Seas to FTYR				
	Q1	Q2	Q3	Q4
2023	6	4	6	

Promotions from FTYR to FTYR				
	Q1	Q2	Q3	Q4
2023	5	9	4	

FTYR Rehires				
	Q1	Q2	Q3	Q4
2023	1	7	1	

Total Number of FTYR Hires				
	Q1	Q2	Q3	Q4
2022	12	11	12	9
2023	19	15	13*	

*1 Rehired, 6 Promotions, 6 New Employees

This data highlights the Town’s ability to hire and promote within. The Town typically has a strong succession plan for many positions in the organization. This is indicated by 34 promotions in 2023, including part time or seasonal to a full-time year-round position, or a promotion from a full-time position into a new full-time position.

As mentioned in last quarter’s report, the Town believes another great data point is our “boomerang” employees. Those that have left the Town for a period of time and have decided to return to employment. We added one rehire in Q3 bringing our total boomerang employees to 9 in 2023.

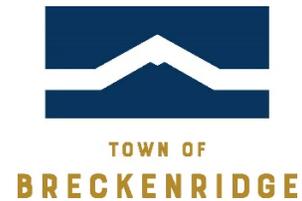
Vacancy

Our vacancy rate dropped from 7.5% to 5.7% in Q3, 2023. There were 12 FTYR vacancies in the July to September 2023 timeframe, equaling a 5.7% vacancy rate.

Summary

In summary, the Town stays focused on only hiring the best and most qualified candidates, and retaining current employees through competitive pay, competitive benefits, housing options, and leadership.

Staff will be available during the work session to answer any questions.



Memo

To: Town Council Members
From: Shannon Haynes, Deputy Town Manager
Date: 10/17/2023 (for the October 24th meeting)
Subject: BTO Contract Discussion

Overview

The current contract between the Town of Breckenridge and the Breckenridge Tourism Office (BTO) will expire on December 31, 2023. During the Council work session on October 24th, Town and BTO staff will join Council to discuss the 2024 contract renewal, to include the scope of work and provisions to be included for the next contract term.

Existing contract provisions

The BTO provides marketing, promotional, advertising, events, and other related services to benefit the entire Breckenridge community.

The current scope of services includes:

- Provide marketing services to promote and market the Town as a year-round resort community.
- In various BTO marketing and sales channels, BTO will provide, at no charge, opportunities for the promotion of Town services and facilities related to the year-round visitor, as well as for non-visitor (local resident) related promotions.
 - Materials and information to be used in marketing are created at the Town's expense.

The existing contract highlights sustainability and requires the BTO to promote activities and marketing practices that are “environmentally friendly” and help to reduce negative impacts on the environment. The BTO also commits to conduct events that utilize Town funds in a manner that reduces negative impacts to the environment, to the extent practical.

BTO efforts have previously been outlined via the Marketing Plan.

Updated contract provisions include:

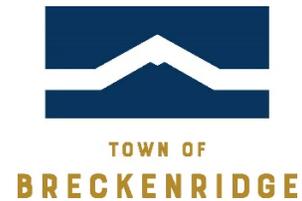
- Highlighting destination management services that include guest service training, employee orientation sessions, initiatives to support the Town's diversity, equity and inclusion (DEI) goals, marketing research and forecasting, responsible tourism messaging and programs, and support of Town's sustainability policies and programs.
- Contract funding supports the BTO Business Plan, which will be adopted as part of the Town budget, and the BTO Marketing Plan, which is a subset of the BTO Business Plan.
- The BTO is no longer receiving funding from the Breckenridge Ski Resort for winter marketing and that reference has been removed from the updated contract.
- Requires the BTO to follow Town recommendations related to sustainability efforts at all BTO events and further requires BTO promotion of education around plastics pollution regulations and assisting with and promoting the Town's water conservation campaign.
- BTO efforts will be outlined in the BTO Business Plan, included with the annual budget submittal and the Marketing Plan. Both documents will be attached as exhibits to the final agreement.
- Given the continued uncertainty in the visitation landscape and potential changes within the BTO, staff recommends a contract term of three years (2024-2026). The previous

contract term was five years (2019-2023).

Feedback from Council

- Would Council like to modify, add to, or eliminate any of the provisions included in the scope of work?
- Does the Council support a three-year contract term?

BTO representatives and Town staff will be available at the October 24 work session to answer any questions.



Memo

To: Breckenridge Town Council Members
From: Laurie Best, Housing Manager and Melanie Leas, Development Manager
Date: 10/18/2023 (for worksession 10/24/2023)
Subject: Block 11- Future Development Plan for the Next Local Neighborhood

Most of the housing projects we've been working on over the past few years have recently been completed or will be wrapping up soon. This includes the Alta Verde Phase 1 Apartments (80 apartments), Ullr Apartments (27 apartments), and the Justice Center (52 apartments). Other on-going projects including Alta Verde 2 (172 apartments) and Stables Village (61 missing middle home-ownership units) are proceeding in accordance with approved plans and will be delivering homes in 2024 and 2025. Staff has begun preliminary discussions regarding the future development of the balance of the Town-owned Block 11 property which was identified in the 2022 Housing Blueprint as the next local neighborhood. Because this may be one of the last large development opportunities, it is critical to create a plan that meets the community's needs and aligns with other Town priorities, including sustainability, transit, social equity, etc.

To kick off this pre-development planning phase we've scheduled this worksession on 10/24/2023 to discuss project goals and opportunities for this next neighborhood. We've also engaged Norris Design for early design service to provide approximate unit counts and a very preliminary site configuration. These are starting points and we assume they will evolve over time as we proceed into the planning process. During the worksession we look forward to Council feedback on project goals and expectations, and on the next steps as we proceed with initial planning.

Background:

The Town acquired the Block 11 property in 2003. The northern portion was conveyed to Colorado Mountain College, and the Police Station and Timberline Learning Center were subsequently constructed by the Town on the southern portion of the property. A Master Plan was approved in 2006 to allow a variety of housing types up to 20 UPA, pursuant to specific design standards. The Master Plan anticipated that the ultimate buildout would range from 210 homes on the low end up to 400 homes at maximum density. To date, 169 homes have been completed (Valley Brook Neighborhood, Denison Commons, Blue 52, COTO Flats, and Ullr). Per the Master Plan this leaves 41 to 231 additional homes to be developed on the remaining site which is approximately 19.2 acres.

Goals and Expectations:

Recently, staff has visited a variety of local neighborhoods and spoken with multiple developers regarding the design and construction of new local communities. We believe it is important to learn from our previous projects but also from other similar communities. What we have heard most often is the importance of taking time up front to fully understand the opportunities, the constraints, and the expectations/goals of the development. We hope to focus today's conversation around the expectation/goals, and determine if there is general consensus on what this project should be.

Draft Goals (for Council review)

The Block 11 Neighborhood will be a popular affordable neighborhood where locals enjoy the community, the setting, the amenities, and their homes. The Town intends to continue negotiations with the Summit School District to work together on workforce and SSD employee housing on Block 11. It is our goal that Block 11 will:

- provide home ownership opportunity for local workforce (80-140%AMI) where there is a projected need for 210 homes-ideally half of the units should be priced under 100% AMI to meet the greatest need;*
- include ADUs to provide additional rental inventory and rental revenue for owners;*
- respond to the 2023 Housing Needs Assessment findings, preferences, and recommendations;*
- prioritize two and three bedroom units in townhomes and duplexes to accommodate a variety of household sizes and incomes;*
- include design features such as front porches and pedestrian-friendly streets to promote community interaction;*
- include sufficient parking and covered or garage parking, while also ensuring easy access to transit and bike/pedestrian trails that promote use of alternative transportation modes and disincentivizes automobiles;*
- include sufficient storage to meet the needs of local residents;*
- demonstrate the Town's commitment to net zero with a priority on reducing energy use and utility costs to residents;*
- include a mix of townhomes, duplexes, and single family homes to provide a variety of affordable price points- target 100 +/- units plus ADUs;*
- maximize the use of grants, partnerships, and a development model that reduces cost to the Town and leverages Town resources;*
- include cost saving measures and efficient construction techniques to minimize the cost of construction (panelization, modular, etc.) while focusing on materials and finishes that wear well and reduce long term maintenance cost;*
- include owners/residents that represent a variety of household sizes, ages, and races that reflects the composition of our workforce;*
- utilize a deed restriction that ensures long term affordability and incentivizes on-going maintenance/upkeep; and*
- be constructed as soon as possible to meet the significant needs of the community while recognizing the importance of adequate upfront planning, analysis, outreach, and input from Council early to avoid missteps and ensure a clear path forward-anticipate vertical construction in 2025.*

We look forward to your comments and suggestions on these project goals and expectations.

Next Steps:

As noted above we have contracted with Norris Design to assist with preliminary layout concepts. We have attached a site configuration that indicates it is feasible to include a variety of housing types (SF w/ADUs, Duplexes, and Townhomes) and achieve approximately 99 homes with an additional 36 ADUs. This is a starting point and we expect to continue to work with this plan to further analyze unit sizes and layouts, to incorporate transit and include a RV/Oversized vehicle storage, to address the 2023 Needs Assessment findings, and to work thru civil and infrastructure layouts. We have also explored some narrow lot single family home layouts that could be incorporated to add additional diversity and lower price points.

See websites: [Boulder Creek Neighborhoods \(livebouldercreek.com\)](http://livebouldercreek.com) and <https://northsidebv.com>

We intend to schedule a follow up worksession as we move forward with site plan and floor plan concepts.

Summary:

This is the kickoff of a planning process that we anticipate will take several months, well into 2024. We hope to schedule regular worksessions throughout the process as we start to produce a plan for this site. We look forward to your comments on the project goals and expectations as identified above, and on this site in general.

VISION PLAN

VALUES

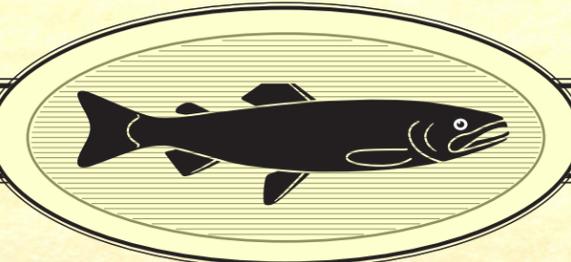
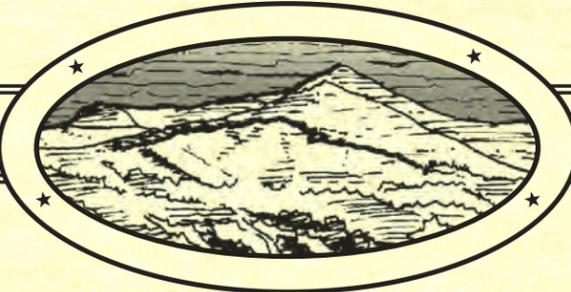
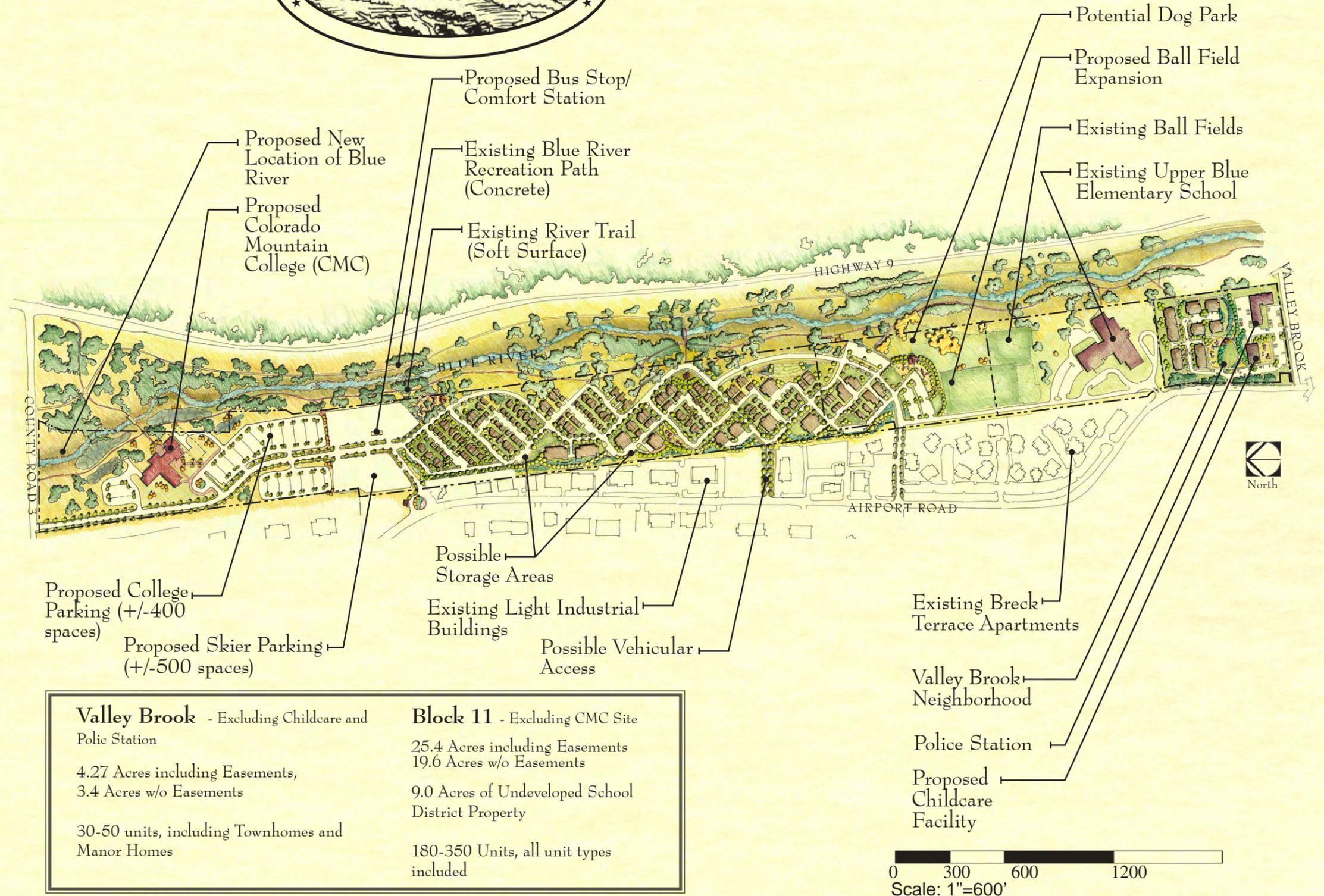
This community will represent the core values of Breckenridge in a tangible way that relates these critical issues to the residents of the Town, this neighborhood's residents, and the travellers along Highway 9. This is an opportunity to create a place that will represent Breckenridge as a whole.

The Vision Plan is based on several design principles:

- ◆ Create a framework that relates to the block spacing in historic Breckenridge and provides a pedestrian scale experience;
- ◆ Integrate this neighborhood into the immediate context as well as Breckenridge as a whole to create a feeling of connection to the entire town;
- ◆ Develop a philosophy of mixed blocks that contain a variety of housing types and residents with different economic levels;
- ◆ Capitalize on the flexibility that the mixed blocks provide to create a place that can develop over time and respond to the current market demands;
- ◆ Establish a unique and appealing gateway to the Town;
- ◆ Become a sustainable model community.

Framework

- ◆ The Block 11 framework uses an angled grid that responds to the river corridor and creates a diverse visual edge adjacent to Highway 9. This angled grid also creates opportunities for buffering the industrial uses along the western edge of the property.
- ◆ Three street types within the community create a hierarchy for the vehicular circulation: alley, the local town street standard, and the pedestrian neighborhood street.
- ◆ The block spacing is similar in size to the blocks within the historic town.



Site Data Table

Total Units:	99 units
Potential ADU's:	35 units
SFD (40' x 100'):	35 units (36%)
Duplex (30' x 90'):	32 units (32%)
Townhomes (20' x 70'):	32 units (32%)
ROW Width:	50'
Alley Width:	24'

Parking

SFD Required:	70 / 2.0 per DU
Duplex Required:	48 / 1.5 per DU
Townhome Required:	48 / 1.5 per DU
ADU Required:	35 / 1.0 per DU



BLOCK 11 NEIGHBORHOOD | COMMUNITY PLAN

OCTOBER 2023



Memo

To: Town Council
From: Julia Puester, AICP, Assistant Community Development Director
Tamara Nuzzaci Park, Breck Create President/CEO
Date: October 18 (for meeting of October 24, 2023)
Subject: Cultural Arts Vision Plan Process Proposal

At the May Town Council retreat, the Council added Riverwalk Center renovations to the Town's priority list for 2024. After subsequent discussions, Council members have voiced interest for a broader cultural arts Vision Plan which would consider the overarching experience of arts and culture in Breckenridge and include all arts and culture organizations serving the Town's residents and visitors. The Vision Plan would then be used to inform the Riverwalk Center renovation planning efforts and support strategic planning within the various arts organizations.

The Vision Plan is anticipated to serve as a 10-year road map to accomplish a shared vision for the cultural and creative experience of Breckenridge while preserving the quality of life for residents and quality of place for visitors. The development of this plan will be carried out in an equitable manner with robust community outreach to ensure understanding of the vision and high-level goals of our community members, local arts organizations, non-profits, and businesses, among others.

During the Vision Plan process, the steering and visioning committees, with the chosen consultant will look to understand the broad, inclusive community perspective, identify key opportunities, needs and limitations, analyze facility use data and trends, and develop a shared understanding of the business of arts and culture within the marketplace.

The proposed process is based on recent successful community plan processes including the Destination Management Plan and SustainableBreck. The project managers for the process are proposed to include Julia Puester, Assistant Community Development Director, and Tamara Nuzzaci Park, Breck Create President/CEO and manager of Breckenridge's Certified Colorado Creative District. Having dual project oversight of the consultants will allow for a comprehensive process that engages the whole community and takes into consideration the Town's many facilities and need for improvements.

To create an overall Vision Plan, it is imperative that all cultural arts organizations, businesses and patrons are represented and there is overt engagement around social equity interests. To achieve this, a Steering Committee is proposed and will meet for all key steps, including the creation of goals and objectives for the Plan and selection of consultants. A general timeline with touch points, that will be further refined by the Steering Committee, is below for review and comment. We propose the Steering Committee include a Town Council representative, Dave DePeters (NRO), Lucy Kay (BTO), a Breck Film

representative, a Backstage Theater representative, Larissa O'Neil (Breck History), young adult community member, and art gallery owner.

In addition to the Steering Committee, we propose the formation of a Visioning Committee for focus group meetings and one-on-one meetings with the consultants. The representatives for this Committee could include a representative from:

- Town of Breckenridge (Shannon Haynes)
- Vail Resorts
- Breckenridge Restaurants Association
- Breckenridge Lodging Association
- Breckenridge Retail
- Breckenridge Social Equity Commission
- Breckenridge resident
- Breckenridge second homeowner
- Philanthropic community member or non-profit organization
- Family Intercultural & Resource Center
- Mountain Dreamers
- Childcare or School teacher/administrator
- Colorado Mountain College student
- Professional Local Artist and/or Musician
- Young Adult Community Member

Proposed Timeline (to be refined by Steering Committee)

November - January: Define project goals and desired outcome

January- March 2024: Research, review process and select consultant

January - June 2024: Situation Review

- Market Analysis, Facility Usage Analysis, Patron survey and review of BTO Resident Sentiment survey
- Community Engagement: 1:1 Interviews; Focus Groups, Community Forums, Bilingual Online survey, translators in meetings

July - September 2024

- Vision Plan Draft review
- Validation Meetings
- Finalize Plan
- Town Council Approvals

October 2024-2025

- Capital Project Scenario Development (Riverwalk Center and other potential projects resulting from Vision Plan)
- Programming Scenario Development (Individual Arts Organizations Strategic Planning Process Commences if desired)

We will be available at the work session for questions and comments. We are seeking Council's direction on the following questions:

1. *Does Council support the general direction in the goals of the Vision Plan?*
2. *Are there any changes that should be made to the process or leadership?*
3. *Are there any concerns with the proposed timeline?*
4. *What other considerations or comments does the Town Council have regarding the Vision Plan?*

Town Council Staff Report

Subject: 114 South Main Street Redevelopment
(Class A Development, De Novo Hearing; PL-2023-0077)

Date: October 13, 2023 (for the October 24, 2023 meeting)

Project Manager: Sarah Crump, AICP; Planner III

Applicant: Allen-Guerra Architecture – Yves Mariethoz

Owner: Main Street Development Partners, LLC – Stuart Ratzon

Proposal: The applicant proposes to demolish the existing non-historic commercial structure and construct a new two-story building of 5,890 sq. ft., containing commercial retail and restaurant uses.

Address: 114 S. Main Street

Legal Description: Lot 14, Bartlett and Shock Subdivision

Land Use District: 19, Commercial; 1:1 FAR

Historic District: Core Commercial - Character Area #6

Site Conditions: The property is currently developed with a one story 1,746 sq. ft. non-historic commercial structure originally constructed in the 1940s but was extensively modified and expanded in the 1970s and 80s. This one-story structure, while not completely dissimilar from historical commercial buildings in the district, was not constructed to the same scale or design standards as other historic commercial frontages on Main Street which were predominately two-stories. The building is also recessed from the alignment of most storefronts on Main Street. The property underwent a remodel in 2016 and currently has retail space, retail food and beverage, and rear exterior food and beverage service area. Four parking spaces are currently provided on site at the rear and accessed from Ridge Street Alley.

Adjacent Uses: North: Rocky Mountain Underground (RMU) new location (commercial retail/restaurant/bar)
South: Mountain Tees [historic Finding Hardware Store] (commercial retail)
East: Ridge Street Alley ROW
West: Main Street ROW

Density: Allowed (1:1 FAR, Commercial): 6,055 sq. ft.
Proposed density: 5,890 sq. ft.

Height (measured to the top of the parapet):
Recommended: 25' (30' max)
Proposed: 30'

Parking: Required: 10.29 spaces
Proposed (on-site): 8.00 spaces
To be purchased in Parking Service Area: 2.29 spaces

Setbacks: Required (Absolute/ Relative): 0'
Proposed: Front: 0' Rear: 41'
North: 0' South: 3.94'

Item History

The existing commercial building had its start in the 1940s when it served as the Mountain States Telephone building. In 1976, the small building was converted to commercial retail use when it became the Ski Stop Ski Shop, owned by Janet O. and Henry A. Fontaine. To accommodate its new retail use, the building was extensively remodeled, and an addition was built onto the south elevation. The renovation completely hid the telephone building's original core. Five years later, in 1981, a 637 square-foot retail space was added to the south end of the building, expanding it to 1,746 square feet. In 2016, the existing building was remodeled by the current tenant, Rocky Mountain Underground. During that remodel 637 sq. ft. of interior space was converted to a retail food and beverage use and ADA access was provided. Staff and Commission determined the existing building is not historic in 2016. One year later in 2017 a 2,736 sq. ft. exterior beer garden that featured an exterior bar was approved and developed in the rear of the property. Most recently in 2020, a small vendor cart was permitted on the property.

The application for this proposal was received March 23, 2023 and therefore must be evaluated against the code that was enacted at that time. Newly adopted code amendments such as Policy 33R Energy Conservation and the Renewable Energy Mitigation Program (REMP) do not apply to this application.

The Planning Commission held preliminary hearings for this project on May 16 and July 18, 2023. On September 5, 2023, the Planning Commission voted 7 to 0 to approve this project at a final hearing with a passing point analysis of one positive (+1) point. A week later, the Town Council voted 7 to 0 to call up the Planning Commission's approval for a De Novo Hearing scheduled for October 24, 2023. Prior to the De Novo Hearing date, the applicant made several changes to the stairwell, elevator, and rear entryway design to address items related to ADA compliance from the Planning Commission imposed Findings and Conditions. Changes to the proposal since the final hearing with the Planning Commission are listed below. Staff has met all public notice requirements and posted the property for the De Novo Hearing.

Changes since the September 5, 2023 Planning Commission Final Hearing

The following changes are proposed to the plans since the Planning Commission approval on September 5, 2023.

Building and Form:

The interior stairwell and elevator have been redesigned to accommodate a larger elevator with side entry door which meets Building Code requirements regarding the American National Standards for Accessible and Usable Buildings and Facilities. This change slightly altered the amount of floor area dedicated to the different uses of commercial retail, food and beverage, and exterior food and beverage.

Staff Comments

Land Use (Policies 2/A & 2/R): Land Use District 19 recommends primary commercial uses and secondary residential uses. The land use will remain unchanged from the existing commercial use that features retail and major retail food and beverage and exterior food and beverage outlets. The applicant intends to continue these uses in the proposed building which will serve as commercial retail and retail food and beverage space.

The proposed roof-top deck will feature an exterior food and beverage use. Roof-top food and beverage decks are not common in Breckenridge but have been permitted in the past, including Whiskey Star, 229 S. Main St., and the new RMU location at 112 S. Main St. Exterior food and beverage sales are exempted from the requirement for merchandise to be confined to fully enclosed buildings.

9-7-6: EXEMPTIONS:

The following outdoor displays of merchandise shall be exempt from the provisions of this chapter:

- A. *Dining: Outdoor dining (when in compliance with the town's development code).*

Staff has no concerns with the proposed use.

The Social Community (24/A):

B. Historic And Conservation District: Within the conservation district, which area contains the historic district (see special areas map) substantial compliance with both the design standards contained in the "handbook of design standards" and all specific individual standards for the transition or character area within which the project is located is required to promote the educational, cultural, economic and general welfare of the community through the protection, enhancement and use of the district structures, sites and objects significant to its history, architectural and cultural values.

Since this policy addresses the design criteria found in the Handbook of Design Standards for the Historic and Conservation Districts along with the individual Character Areas, discussion of all applicable historic guidelines will be reviewed here.

Architectural Compatibility:

The typical building details for the Core Commercial Character Area included large display windows at the street level with simple smaller rectangular windows above. Historically, the upper level of a building exhibited more solid than the typical solid-to-void ratio we see in other Districts.

Section 4.3 of the Handbook of Design Standards for the Historic and Conservation Districts describes the specific building components found on typical historic commercial buildings found in Breckenridge. This is exhibited in the illustration below and compared with the proposed front façade. Note these illustrations are not drawn to the same scale.

Illustration From 2019 Handbook

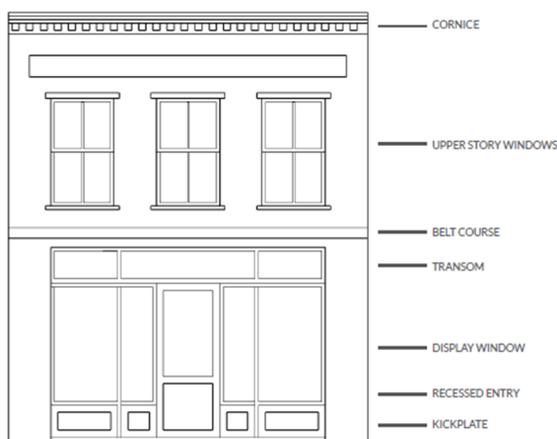


Fig 4.3.2 Typical storefront elements should be preserved.

Final Proposed Front Façade



The proposed design aligns with the typical storefront designs historically found in the Core Commercial Character Area. The storefront windows and transom detail glazing extend to 9' above grade. Natural stained and painted wood trim pieces surround the window and transom. Stone and metal kickplates extend from grade to approximately 2' high. The design features a recessed commercial entry and proposes a middle belt course made of wood trim with painted steel plate accent details. This design complies with Priority Design Standard 218 which requires maintaining the alignment of commercial storefront building elements. This reinforces the continuity of the commercial district as may be perceived from the pedestrian level. The second story is proposed to be grey painted 4" red cedar natural wood lap siding with traditional windows at intervals consistent with the solid to void ratio standards recommended in the district. There is also a clear distinction between the first and second floor as required by Priority Design Standard 220. The front cornice comes to a center point, reminiscent but not a replication of historic structures in the district. Staff has no concerns.

Roof top decks are not particularly common in the Conservation District, with only four noted commercial examples existing today and one currently under construction. Roof top decks are also not specifically addressed in the

Handbook of Design Standards and only a few Design Standards loosely relate to this type of proposal. The form and shape section of the #6 Core Commercial Character Area of the Handbook of Design Standards, and its associated Design Standards, listed below are the most relevant code section to review a roof-top deck proposal.

"Form and Shape

Policy:

New buildings should reinforce the perception of the historic forms and shapes of the area. In terms of building form, the Main Street Commercial Character Area is characterized by simple rectangular shapes which present a rectangular building profile to the street. Sloped gable roofs hidden from the street by flat parapets and false fronts are also integral design elements along Main Street.

Design Standards:

Priority Design Standard 211. Use building forms similar to those found historically in the area.

- *Use simple building forms, especially rectangular ones oriented with the narrow side parallel to the street.*
- *Keep components of individual building elements in scale with those found historically.*

Priority Design Standard 212. Use simple roof forms similar to those of historic buildings in the area.

- *Gable roof forms with false fronts are preferred."*

The proposed building features a rectangular shape, storefront windows, and cornice that are preferred features in the Main Street Commercial Character Area. This building proposes a sunken deck behind the gabled cornice. Understanding that minimizing the appearance of the deck from Main Street is preferred, the proposed deck area is inset 16' from the front of the building and 5'4" from the north and south to reduce the visibility of patrons. The deck is sunken approximately 4' providing a further reduction in visibility. To the east of the sunken deck, at the rear of the building the roof again extends to a gable line which mimics the front cornice in slope and height. The rear gable contains the interior stairwell and elevator shaft. Gables are a typical roof form within the historic district and this design complies with Priority Policies 211 and 212. There are previous examples of flat roofs with decks in the Commercial Core, including at 115 S Main Street (The Horseshoe), and 112 S Main Street (new RMU); additionally the standard says "preferred" and not "required".

Past Precedent

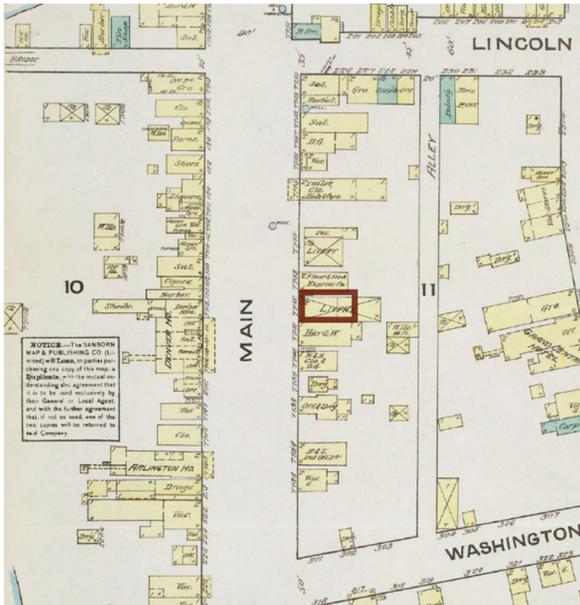
1. Rocky Mountain Underground Roof Top Deck and Bar, PL-2021-0132, 112 S. Main St. (This project is located in the Core Commercial Character Area and is directly to the north) The Commission found the design complied with Design Standards 211 and 212.
2. Hilliard House, PL-2017-0297, 110 S. Ridge St. (This project is located in the South End Residential Area) A roof top deck was approved above a portion of the connector. The deck was mostly screened from Ridge Street by the second story of the Hilliard House. The Commission did not believe the deck affected the historic context of the building.
3. Euro Restaurant, PL-2013-0104, 500 S. Main Street. (This project is located in the South Main Transition Area) The design was setback 5' from the front façade. The roof top seating is visible from Main Street and from the parking lot in the rear of the building. The Commission did not believe this would have a negative effect on the architecture of the building or the Conservation District.
4. Fatty's Restaurant, PC#2006194, 106 South Ridge Street: (This project is located in the South End Residential Area) The Commission was not concerned with the expansion of the rooftop deck which would bring it closer to the street.
5. Horseshoe II Deck Expansion (formerly "Modis"), No PC#, 115 S. Main St. (This project is located in the Core Commercial Character Area) The Commission was most concerned about the visibility of umbrellas and sound from outdoor speakers. Overall, the Commission found that with the deck setback 13' from the front parapet, visibility of the umbrellas was not a major issue.

The precedent covers a wide span of years, but all projects listed were reviewed against the Handbook of Design Standards for the Historic and Conservation Districts which was adopted in 1992. Priority Design Standards 211 and 212 are unchanged from the Handbook's original adoption. Based on the design of the proposal, which insets the deck space back from the front of the building and from adjacent neighbors and features a sunken design that conceals the deck space, Staff finds the proposed roof top deck design complies with the Handbook of Design Standards based on past precedent.

Priority Design Standard 88. Maintain the perceived width of nearby historic buildings in new construction.

The project lot is somewhat wider than neighboring commercial lots at 44' but was historically platted. The proposed building is 40' in width and 76' in length. Sanborn Maps of Main Street show the varying building widths of historic buildings in this area which ranged from more narrow to broader than this proposal. Notably the Denver Hotel, which once sat directly across Main Street from this location, was 25' greater in width than this proposed building with 65' of frontage to Main Street.

The proposed building is represented below by a red square on the Sanborn map to show its width in context to historic buildings on Main Street. The Denver Hotel was 65' wide. The proposed structure is 40' wide and the proposed width complies with Priority Design Standard 88.



Priority Design Standard 88 and its associated Figure 5.2.9 in the Handbook of Design Standards are general design guidelines that apply to both residential and commercial new construction. More specific to this project are the Commercial Core Character Area Standards which define appropriate building widths for commercial store front designs.

“Store Front Design

Policy: The historically strong connection between store fronts and sidewalks should be preserved in both rehabilitation and new construction. Split levels and blank walls that diminish the sense of pedestrian scale should be avoided. The street floor should be predominantly glass. Upper floors should be perceived as being more opaque than the lower floors. Store fronts were typically 25 feet wide, although fronts of greater and lesser dimensions did occur. Historic buildings survive in widths ranging from 16 to 40 feet.” (Emphasis Added)

With a proposed 40' of street frontage, this building falls within the historic range of surviving street frontage widths for historic commercial structures along Main Street. The Core Commercial Character Area also allows for zero-foot lot line setbacks and building to the sidewalk is required by Priority Design Standard 217. Staff has no concerns regarding the width of the proposed building.

Building Materials:

Design Standard 225 states *“Maintain the present balance of building materials found in the Core Commercial Area.”* and further emphasizes:

- *“Use painted wood lap siding as the primary building material. An exposed lap dimension of approximately 4 inches is appropriate. This helps establish a sense of scale for buildings similar to that found*

historically.”

- *“Masonry (brick or stone) may only be considered as an accent material. Stone indigenous to the mountains around Breckenridge may be considered.”*

The project proposes 4” horizontal red cedar natural wood lap siding painted gray (proposed color: Sherwin Williams “Ellie Gray”). Steel accents and painted red cedar wood trim (proposed color: Sherwin Williams “Alabaster”) transect the building into three vertically oriented sections. The cornice brackets and belt course details are made from welded steel plates with rivet accents. The material of the proposed storefront kickplate is basalt stone with steel strapping between and the foundation as seen from the rear is masonry brick. Staff find that the proposed materials and details comply with Design Standard 225 and have no concerns.

Windows:

Priority Design Standard 95 states *“The proportions of window and door openings should be similar to historic buildings in the area”* and that *“this is an important design standard.”* Priority Design Standard 96 further emphasizes the importance of window proportions, *“Use a ratio of solid to void that is similar to those found on historic and supporting buildings.”* The importance of windows is again repeated in Priority Design Standard 222, *“Maintain the alignment of upper story windows.”*

Design Standard 223 further states: *“Maintain the pattern created by upper story windows.”*

- *“Windows of a similar size and shape to those found historically should be used, and other façade elements that establish the same pattern should be incorporated.”*

The elevations show upper-level red cedar window frames which come to a center point on the upper frame and accented by steel rivets on the upper-level window heads, rather than a simple rectangular frame. Similarly shaped historic windows do exist in Town, such as the windows on the upper level of 103 N Main Street (Gold Pan Saloon) but were not as prevalent as simple rectangular windows on upper levels of commercial buildings. Because the proposed solid to void ratio of the first and second floor windows and the overall window shape is consistent with these Design Standards, Staff does not have concerns about this window detail.

Ornament and Detail:

Design Standard 228 states *“Use ornament and detail that will reinforce the established pedestrian character of the area.”* and additionally specifies:

- *“In particular, windows, details, ornaments and cornice moldings reoccur frequently and are encouraged to enhance visual interest.”*

Wood trim accents along the cornice and belt course provide more architectural and visual interest through a raised three-dimensional design created by layered painted wood trim pieces. Steel brackets are proposed to be mounted perpendicular to the façade, providing an architectural detail that can be perceived from the pedestrian-level. This design creates a visually stimulating front façade, unique to this structure, that still reinforces the perception of the historic forms seen in the Core Commercial Character Area. The design does so without being overly ornamental, which is discouraged in the Historic District and not an architectural style historically found in Breckenridge. Staff finds this proposal meets Design Standard 228 and has no concerns.

Rear Facades:

Design Standards 231, 232, and 233 state, *“rear entrances were for utilitarian use, and their design reflected this fact.”*

The rear of the proposed structure features a heated patio between the parking area and rear entryway. A lower second patio at the main-level rear entryway is also heated. These patios are not proposed for exterior food and beverage uses. The rear façade of the building is proposed with 4” wood siding, also painted Sherwin Williams “Ellie Gray.” Exterior egress stairs extend from the alley to patio to the roof top. A brick wainscoting at the foundation, natural wood deck railing, and steel accents are proposed. The rear façade features fewer and smaller windows but in a matching design to those proposed on the front second level. These design choices comply with Design Standards 231, 232, and 233 which call for a simple utilitarian character and materials for rear facades facing the alley. The two rear patio doors are proposed to be half-light doors and have muntins similar to those of the rear windows. Staff finds these half-light doors also meet Design Standard 231, which calls for the design to, *“express the simple, utilitarian*

character of alleys in the design of rear facades.” The half-light rear doors will serve a utilitarian purpose but do not invoke a storefront entrance. Staff has no concerns about the rear façade.

Site Plan:

The project follows the historic settlement pattern for this block (Priority Design Standard 4). It also matches the Town grid (Priority Design Standard 5). Staff believes that the new construction reinforces the unity of the block (Priority Design Standard 8). The placement of the structure with a 0’ front setback at Main Street maintains the established historic setback (Priority Design Standard 89). All parking is located at the rear of the lot. Landscaping (Design Standard 213) has been kept to a minimum along the street edge to be harmonious with the functions of the Core Commercial Character Area. There is no new proposed landscaping in the front. Existing trees at the street level will be retained. Some landscaping is proposed in the rear to screen the rear patio and parking from the lot to the south.

C. Employee Housing Impact Mitigation: 1. The purpose of this Section C is to ensure that new development or changes in the intensity of use provide a reasonable amount of employee housing to mitigate the impact on available employee housing caused by such development.

This application proposes 4,254 sq. ft. of retail, 724 sq. ft. of retail food and beverage (bar) area, and 1,030 sq. ft. of exterior food and beverage. Each use has a specific multiplier to calculate employee generation based on proposed floor area. Mitigation of 35 percent of employees generated is required. This proposal would require employee housing mitigation for 8.0 employees if no commercial uses already existed. Credit will be given toward employee housing impact mitigation for the existing commercial uses on site which equal 1,109 sq. ft. retail, 637 sq. ft. food and beverage, and 2,736 sq. ft. exterior food and beverage, or 8.1 employees. This creates a net negative of employees to mitigate, and no employee housing mitigation is required.

Employee Generation

	Multiplier (employees generated per 1000 sq.ft.)	Existing Floor Area	Existing Employee Generation Credit	Proposed Floor Area	Proposed Employees Generated
Retail	2.4	1,109	.9	4,254	3.6
Food and Beverage	10.2	637	2.3	724	2.6
Exterior Food and Beverage	5.1	2,736	4.9	1,030	1.8
Total			8.1		8.0

Density/Intensity (3/A & 3/R)/Mass (4/R): The building’s two levels total 5,890 square feet of density. This is below the maximum allowed density based on commercial use for 1:1 allowed floor area ratio (FAR). Staff has no concerns with the density for the proposed use.

Building Height (6/A & 6/R): The suggested building height for this Land Use District is two stories (26’). However, the Development Code recommends a height of 25’ for the portion of Main Street between Lincoln and Washington Avenues where this lot is located. The Handbook of Design Standards further stipulates building heights are limited to 30’ for the Core Commercial Character Area and Priority Design Standard 81 states *“build to heights that are similar to those found historically.”* A diagram under this policy elaborates that building heights should fall within the established norm of the historic scale of the block and character area.

Priority Design Standard 219 for the Character Area states, *“Maintain the similarity of historic building heights as seen at the sidewalk edge”* and *“Building heights should step down to the rear of properties to retain the lower scale that is traditional on alleys.”*

Measuring from grade to the top of the front center cornice point the building measures 30’ tall. The rear gable matches the same USGS height with the front cornice point but due to the existing grade change from the front to rear of the lot which will remain, the rear of the building measures 26.6’. The cornice is essentially even in height at the north and south with the existing buildings 112 S Main Street and the historic Finding Hardware Store located at 120 S Main Street creating the appearance of an even cornice height across several lots on this block of South Main Street. Therefore, the proposed

height of 30' meets Priority Design Standards 81 and 219 but warrants negative five (-5) points under the Development Code Policy 6/R.



The figure above shows the proposed height of this building in context with other buildings on the block. Staff has no concerns with the proposed height.

Site Suitability (7/R) And Site Design (8/R): Since this proposal is in the Core Commercial Area of Town on a previously developed lot and no significant natural features exist on the lot, there are no related portions of this policy that are applicable to this proposal.

Placement of Structures (9/A & 9/R): As a commercial use, zero setbacks are allowed. The submitted plans show a setback of 0" from the front property line facing Main Street, the building being attached to 112 S Main Street to the north at approximately 0", a 3.94' side setback to the south, and a 41' rear setback.

The existing building on site currently shares its south wall with the historic Finding Hardware Store building on Lot 13 to the south. This proposal places the new structure further to the north on the site with a nearly zero setback to Lot 15. The south side setback is 3.94' and the opening is proposed for drainage. This would expose the north rock wall of the historic Finding Hardware Store. This positioning is similar to other buildings located in the Core Commercial Area, having little to no side yards or a narrow side opening only on one side. The proposal maintains a strong "building wall" along the sidewalk per the Core Commercial design standards, complying with Priority Design Standard 210. Staff has no concerns with the placement of the structure.

Snow Removal and Storage (13/R): The project proposes 387 sq. ft. of snow stacking for the 1,322 sq. ft. of proposed non-heated impervious surfaces. This equals 29 percent of the hardscape area and exceeds the requirement of 25 percent. Staff has no concerns.

Refuse (15/R): All developments are encouraged to provide for the safe, functional, and aesthetic management of refuse. Refuse for this development will be accommodated by an existing waste facility located across Ridge Street Alley which will be unchanged. Staff has no concerns.

Access / Circulation (16/A & 16/R; 17/A): The site is pedestrian accessible from Main Street and from the rear alley. Vehicular access is only from the rear parking lot off Ridge Street Alley. The opening to the alley on the south of the lot will not be accessible by pedestrians and is for drainage. Staff has no concerns.

Parking (18/A & 18/R): Parking requirements are calculated from the floor area of proposed uses. The proposal requires 10.29 parking spaces. Eight spaces are being proposed on-site, requiring the purchase of 2.29 spaces from the Parking Service Area. The eight on-site parking spaces are located in the rear of the property with access from Ridge Street Alley and screened by proposed Aspen trees from the site to the south. Section 5 of Policy 18/R allows for the provision of positive points to non-residential buildings between 2,000-10,000 square feet located within the parking service area which provide at least two off-street parking spaces. Staff recommends positive two (+2) points be awarded to this project under this policy for providing eight on-site parking spaces.

Open Space (21/R): Projects on Main Street within the Core Commercial area, which have a floor area ratio of 1:1, are not required to have any minimum amount of open space. Staff has no concerns.

3 x (-2/+2) A. Private Open Space:

(2) Commercial Areas: It is encouraged that all commercial (nonresidential) developments or the commercial portions of multiuse developments contain at least fifteen percent (15%) of their gross square footage of land area in natural,

improved or functional open space. Streets and driveways, parking lots, sidewalks, decks, planter boxes, rooftop gardens, or small landscaping strips shall not count as open space. Where possible, open space shall be placed adjacent to rights-of-way and other public areas.

Exception for Character Area 6 in the Conservation District: Properties within Character Area 6 (Core Commercial) as identified in the Handbook of Design Standards for the Historic and Conservation Districts, are allowed to be built up to the property line to match the historic development pattern and thus leave little area for provision of open space. As such, commercial properties in Character Area 6 shall not be assessed negative points for failing to provide at least fifteen percent (15%) open space. (Ord. 1, Series 2019) (Emphasis Added)

Landscaping (22/A & 22/R): Requirements for any landscaping in the Core Commercial Area are minimal. Design Standard 214 states that most plantings within the property should be native while perennial plantings may be used as accents. There is no requirement for substantial planting in this Character Area. The applicant proposes to maintain existing street trees along the right-of-way and a landscape buffer of Aspen trees behind the building to provide screening from the adjacent parking lot. Staff is supportive of the landscape concept.

Drainage (27/A & 27/R): Adequate drainage for the site will be handled through a French drain on the south alley opening.

Utilities Infrastructure (26/A & 26/R; 28/A): All necessary utilities are existing and located in the adjacent rights-of-way. Staff has no concerns.

Energy Conservation (33/R): The applicant proposes 3 EV chargers to be installed in the rear parking area for an additional positive three (+3) points. Per State Law, HB23-1233, spaces with installed EV chargers must qualify toward the required minimum number of parking spaces. EV chargers installed in private parking areas are controlled by the property owner and may be used by staff or patrons and by electric vehicles or internal combustion engine vehicles at the owner's discretion. The proposal includes 310 sq. ft. of heated paving which warrants negative one (-1) point under the Development Code Policy 33R as written at the time of application. The project also proposes to exceed the energy savings of the IECC or SSBC minimum standards (whichever standard is more restrictive) by 20-29 percent. This will require an energy audit from a certified energy firm prior to issuance of the Building Permit and warrants positive two (+2) points for the project. The newly passed Renewable Energy Mitigation Program (REMP) does not apply to this application which was received prior to the effective date of the REMF policy.

Exterior Loudspeakers (Policy 42A): A general concern with exterior food and beverage areas is the potential to generate additional noise. Policy 42 addresses exterior speakers on deck or patio areas of restaurants and liquor license establishments in an effort to minimize noise generation from outdoor seating areas. The applicants are not proposing any exterior speakers with the current application. Understanding there may be a desire to utilize exterior loudspeakers in the future, a separate Class D-Minor permit approval prior to the installation or use of any exterior loudspeakers on the property is required. Additionally, the conduct of the business will be subject to the requirements of the Town's noise ordinance (Title 5, Chapter 8 of the Municipal Code) which is enforced by the Police Department.

POLICY 42 (ABSOLUTE) EXTERIOR LOUDSPEAKERS:

Exterior loudspeakers may only be allowed in seating areas associated with the deck or patio area of a restaurant or liquor licensed establishment, and are not allowed on front porches or entranceways. Exterior loudspeakers shall be located on a site so as to minimize the visibility of such speakers, and shall be affixed in such a manner as to reduce noise intrusion on adjacent properties and to adhere to the requirements of the Town's noise ordinance (title 5, chapter 8 of this Code). Exterior loudspeakers shall not be used for the purpose of attracting attention to the restaurant or liquor licensed establishment where they are located. (Ord. 1, Series 2019) (Emphasis Added).

Exterior Lighting (Section: 9-12): The applicant has submitted exterior lighting plans for the project. The property is within Commercial Lighting Zone 1. All proposed fixtures meet the requirements of the Town's lighting standards for Zone 1. At this time, the applicants are not proposing seasonal bistro style lighting or other lighting associated with the roof-top deck. Bistro lighting is permitted in outdoor dining/bar areas exclusively in Lighting Zone 1. Should it be requested in the future, a separate permit application for bistro lighting must be submitted and reviewed against the Town's then current lighting code. Staff has no concerns.

Point Analysis (Section: 9-1-17-3): Staff recommends the following point analysis as identified from relevant sections of the Development Code and Handbook of Historic Design Standards:

Negative Points: -6

- Policy 6/R: Proposed height that is thirty feet (30'). Five feet above the recommended 25' in this area, which warrants negative five (-5) points.
- Policy 33/R: Negative one (-1) point for 310 sq. ft. of heated paving.

Positive Points: +7

- Policy 18/R: Positive two (+2) points for providing at least two off-street parking spaces as a non-residential building between 2,000-10,000 square feet.
- Policy 33/R: Positive two (+2) points for exceeding the energy savings of the IECC or SSBC minimum standards (whichever is most restrictive) by 20-29 percent.
- Policy 33/R: Positive three (+3) points for providing three installed EVSE chargers.

The proposal has been reviewed against all Design Standards from the Handbook of Design Standards and against Design Standards for the Core Commercial Character Area. Staff finds the proposal complies with and has assigned no negative points associated with the Design Standards. Staff finds the proposal complies with all Priority Design Standards, particularly the following applicable Priority Design Standards: 81. Building Height, 88. Building Width, 95. Window Proportions, 210. Setbacks, 211. Building Form, 212. Roof Form, 217. Align Buildings with Sidewalk Edge, 218. Commercial Storefronts, 219. Similar Historic Building Heights, and 220. Distinct Upper Story. The proposal passes all Absolute Policies from the Development Code and has a passing score of positive one (+1) point related to Relative Policies.

Staff Recommendation

The Planning Department recommends approval of the 114 South Main Street Redevelopment, PL-2023-0077, located on Lot 14, Bartlett and Shock Subdivision, 114 South Main Street with the attached point analysis indicating the design meets all Absolute Policies and Priority Design Standards, and has a total score of one positive (+1) point under all Relative Policies and the written Formal Decision Document prepared by the Town Attorney which includes the Findings and Conditions.

De Novo Hearing Point Analysis				
Project:	114 S Main Street	Positive	Points	+7
PC#:	PL-2023-0077			
Date:	10/13/2023	Negative	Points	- 6
Staff:	Sarah Crump, AICP, Planner III			
		Total	Allocation:	+1
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)	- 5	Height that is five feet above 25'
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		

18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2+2)	+2	2000-10000 SF building in service area providing at least 2 off-street parking spaces on site.
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2	+2	HERS rating between 20-29% above IECC 2018
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	- 1	310 SF of heated patio
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)	+3	Three installed EV chargers
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		

42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

114 SOUTH MAIN STREET

LOT 14, BARLETT & SHOCK ADDITION
 114 SOUTH MAIN STREET
 BRECKENRIDGE . SUMMIT COUNTY . COLORADO



ALLEN-GUERRA ARCHITECTURE
 71 D GRANITE STREET
 PO BOX 5540
 FRISCO COLORADO 80443
 PH: 970 453 7002
 E-MAIL: INFO@ALLEN-GUERRA.COM
 WEBSITE: WWW.ALLEN-GUERRA.COM



NOTE: RENDERING FOR PRESENTATION PURPOSES ONLY

CLASS A FINAL

6 OCTOBER 2023



FRISCO . COLORADO
 T: 970.453.7002
 WWW.ALLEN-GUERRA.COM

PRELIMINARY NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET
 LOT 14, BARLETT & SHOCK ADDITION
 BRECKENRIDGE . SUMMIT COUNTY . COLORADO

TITLE
 COVER SHEET

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ISSUE:	DATE:
CLASS A PRELIM	23 MAR 2023
PLANNING REV 1	1 MAY 2023
PLANNING REV 2	6 JULY 2023
CLASS A FINAL	16 AUG 2023
CLASS A FINAL	6 OCT 2023

PROJECT # 2301

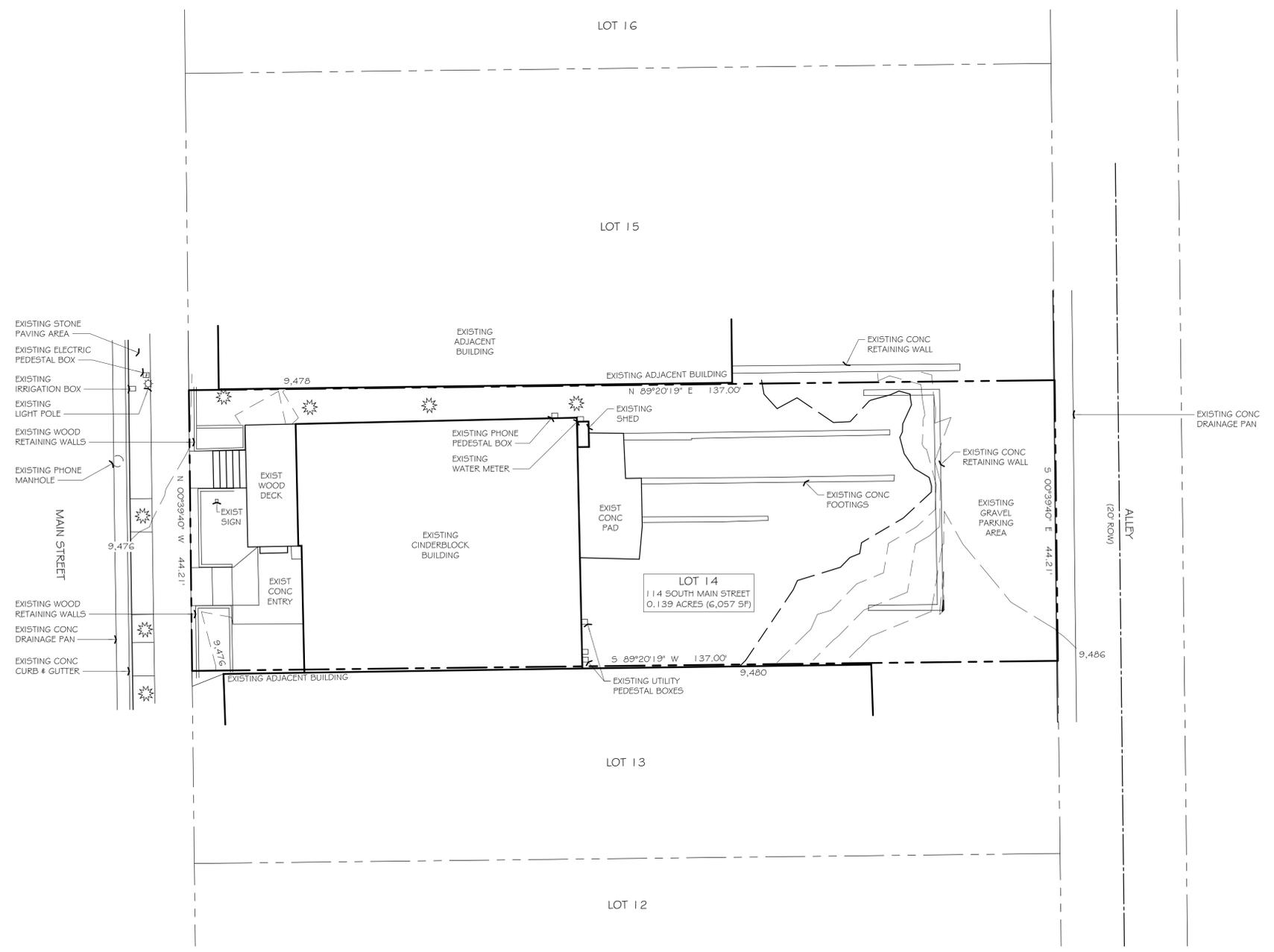




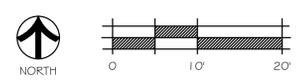
ALLEN-GUERRA ARCHITECTURE
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TRICO COLORADO 80443
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2
X1.1 EXISTING STREET ELEVATION
SCALE: 1" = 10'-0"



1
X1.1 EXISTING SITE PLAN
SCALE: 1" = 10'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET
LOT 14 - BARTLETT & SHOCK ADDITION
BRECKENRIDGE, COLORADO - 80424
TITLE: EXISTING SITE PLAN AND STREET ELV
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ISSUE:	DATE:
OWNER REVIEW	10 JUL 2020
CLASS A PRELIM	23 MARCH 2023
PLANNING REV 1	1 MAY 2023
PLANNING REV 2	6 JULY 2023
CLASS A FINAL	16 AUG 2023
CLASS A FINAL	10 OCT 2023

PROJECT #: 2301

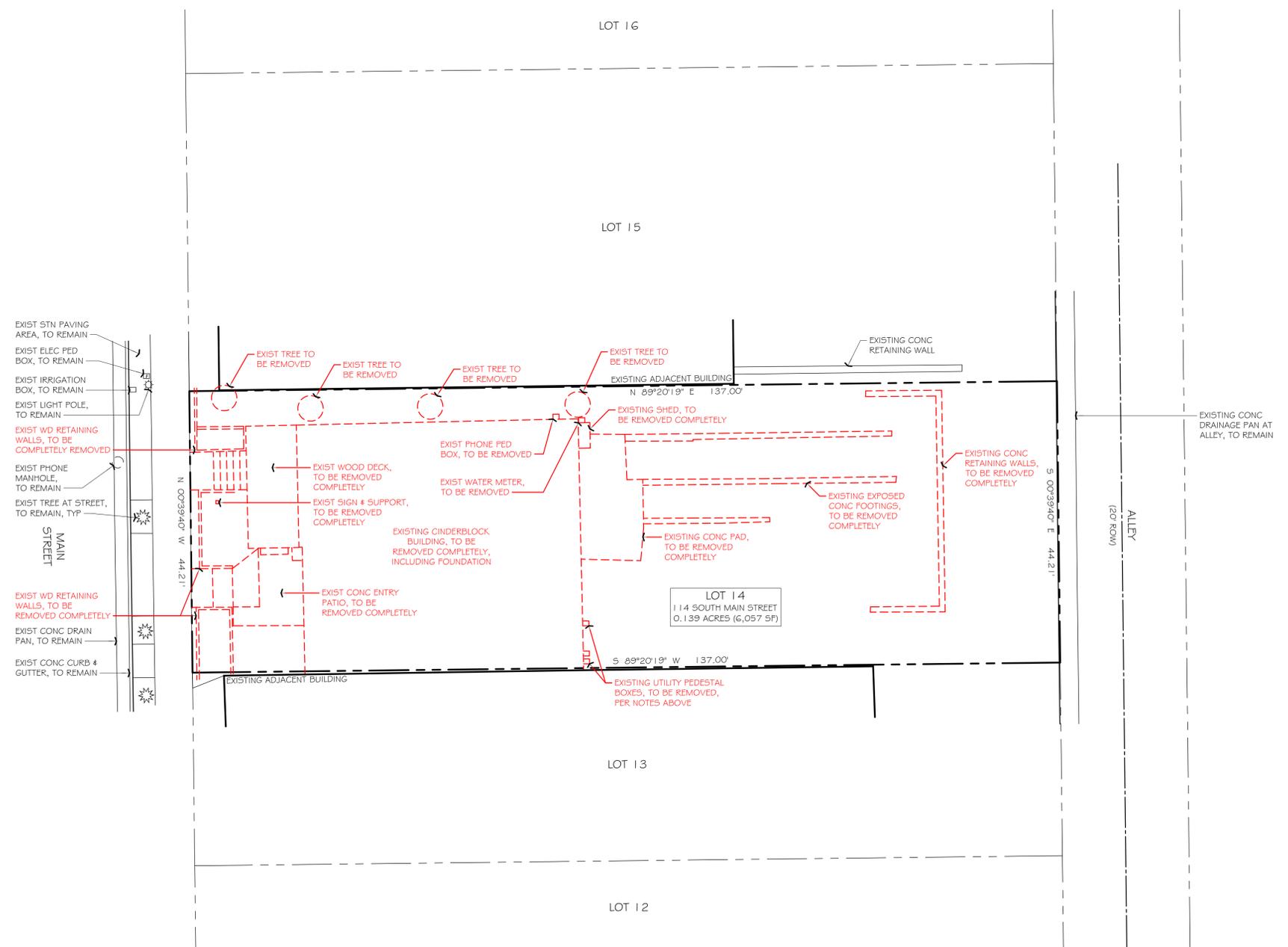
X1.1



ALLEN-GUERRA ARCHITECTURE
718 P. GRANITE STREET
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WEBSITE: WWW.ALLEN-GUERRA.COM

DECONSTRUCTION NOTES

- GC TO BE RESPONSIBLE FOR ALL DECONSTRUCTION METHODOLOGY, SEQUENCING, MATERIALS HANDLING, AND ASSOCIATED REMOVAL PROCEDURES.
- IF REQUIRED, GC TO ENGAGE PROFESSIONAL ENGINEER TO SURVEY CONDITION OF EXISTING BUILDING(S), TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE(S), #/OR ADJACENT STRUCTURES, DURING DECONSTRUCTION OPERATIONS.
- GC TO VERIFY THE PRESENCE, OR LACK THEREOF, OF ASBESTOS, LEAD PAINT, AND ANY OTHER HAZARDOUS MATERIALS IN THE EXISTING STRUCTURE(S). IN THE EVENT THAT THESE MATERIALS ARE DISCOVERED, GC TO FOLLOW ALL RECOMMENDATIONS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT IN REGARDS TO THE REMOVAL AND DISPOSAL OF THESE MATERIALS.
- GC TO FOLLOW ALL STATE AND TOWN STANDARDS AND REGULATIONS IN REGARDS TO THE DEMOLITION OF THE STRUCTURE(S), AND LEGALLY DISPOSE OF ALL DEMOLISHED ITEMS AND MATERIALS.
- GC TO PROVIDE ADEQUATE SECURITY AND CLEANLINESS TO ENSURE PUBLIC SAFETY DURING AND FOLLOWING DECONSTRUCTION.
- GC TO LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP-OFF ALL EXISTING UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS.
- GC TO RECYCLE SALVAGEABLE MATERIALS, AS MUCH AS POSSIBLE.



- EXIST 5TH PAVING AREA, TO REMAIN
- EXIST ELEC PED BOX, TO REMAIN
- EXIST IRRIGATION BOX, TO REMAIN
- EXIST LIGHT POLE, TO REMAIN
- EXIST WD RETAINING WALLS, TO BE COMPLETELY REMOVED
- EXIST PHONE MANHOLE, TO REMAIN
- EXIST TREE AT STREET, TO REMAIN, TYP
- EXIST WD RETAINING WALLS, TO BE REMOVED COMPLETELY
- EXIST CONC DRAIN PAN, TO REMAIN
- EXIST CONC CURB & GUTTER, TO REMAIN

PRELIMINARY - NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET
LOT 14 - BARTLETT & SHOCK ADDITION
BRECKENRIDGE, COLORADO - 80424

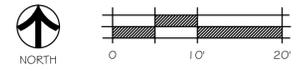
TITLE SITE DECONSTRUCTION PLAN

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ISSUE:	DATE:
OWNER REVIEW	10 JUL 2020
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PROJECT #: 2301

1 DECONSTRUCTION PLAN
SCALE: 1" = 10'-0"



D.I.I



Hydrologic Soil Group

Map Unit Symbol	Map Unit Name	Rating	Acres in AOI	Percent of AOI
T0	Granular gravelly loam, 0 to 6 percent slopes	B	0.1	75.1%
T1	Granular gravelly loam, 6 to 15 percent slopes	B	0.0	24.9%
Totals for Area of Interest			0.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer or of near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

StormTech SC-740 Chamber

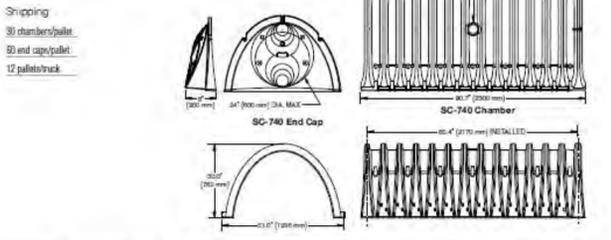
Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots thus maximizing land usage for commercial and municipal applications.



StormTech SC-740 Chamber (not to scale)

Nominal Chamber Specifications
 Size (L x W x H) 85.6" x 51.0" x 30.0" (2170 x 1296 x 762 mm)
 Chamber Storage 45.90 m³ (1.30 m³)
 Min. Installed Storage* 74.9 m³ (2.12 m³)
 Weight 71.8 kN (16.1 k)

*Assumes 6" (150 mm) stone above, below and between chambers and 40% stone porosity.



Call StormTech at 800.529.8188 or 888.692.2694 or visit our website at www.stormtech.com for technical and product information.

StormTech SC-740 Chamber

SC-740 Cumulative Storage Volumes Per Chamber
 Assumes 40% Stone Porosity. Calculations are Based Upon a 6" (150 mm) Stone Base Under the Chambers.

Depth of Water Above Chamber (ft)	Cumulative Storage (cu ft)	Total Storage (cu ft)
0	0	0
1	45.90	45.90
2	91.80	91.80
3	137.70	137.70
4	183.60	183.60
5	229.50	229.50
6	275.40	275.40
7	321.30	321.30
8	367.20	367.20
9	413.10	413.10
10	459.00	459.00

SC-740 Cumulative Storage Volumes Per Chamber (cont.)

Depth of Water Above Chamber (ft)	Cumulative Storage (cu ft)	Total Storage (cu ft)
11	504.90	504.90
12	550.80	550.80
13	596.70	596.70
14	642.60	642.60
15	688.50	688.50
16	734.40	734.40
17	780.30	780.30
18	826.20	826.20
19	872.10	872.10
20	918.00	918.00

Note: Add 1.13 cu ft (0.032 m³) of storage for each additional inch (25 mm) of stone foundation.

Storage Volume Per Chamber (m³)

Chamber and Stone Storage (m³)	Stone Foundation Depth (ft)
StormTech SC-740	45.9 (1.3) 74.9 (2.1) 51.7 (2.3) 68.4 (2.5)

Note: Assumes 6" (150 mm) of stone above, below and between chambers.

Amount of Stone Per Chamber

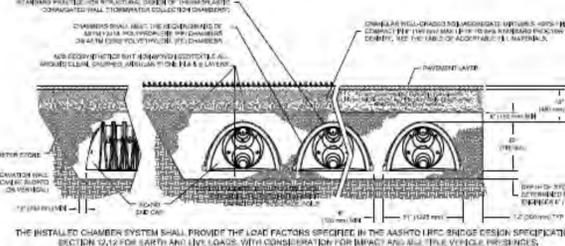
English Tons (tp)	Stone Foundation Depth (ft)
StormTech SC-740	3.8 (2.6 yd³) 4.6 (3.3 yd³) 5.5 (3.9 yd³)
Metric Kilograms (kg)	150 mm 300 mm 450 mm
StormTech SC-740	3450 (2.1 m) 4100 (2.5 m) 4400 (3.0 m)

Note: Assumes 6" (150 mm) of stone above, and below chambers.

Volumes of Excavation Per Chamber (yd³)

Stone Foundation Depth (ft)	StormTech SC-740
6" (150 mm) 12" (300 mm) 18" (450 mm)	5.5 (4.2) 6.2 (4.7) 6.9 (5.2)

Note: Assumes 6" (150 mm) of stone above, and below chambers.



Call StormTech at 800.529.8188 or 888.692.2694 or visit our website at www.stormtech.com for technical and product information.

HISTORIC RUNOFF

WinTR-55 Current Data Description
 User: MS
 Project: 114 South Main
 SubTitle: Historic
 State: Colorado
 County: Summit
 Filename: <new file>

Sub-Area Data

Name	Description	Reach	Area (ac)	RCP	Tc
historic	Outlet		0.14	69	0.100

Total area: .14 (ac)

Storm Data

Rainfall Depth by Rainfall Return Period

Return Period (yr)	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	-Yr
Depth (in)	0.0	0.0	1.25	1.63	2.0	2.21	2.0

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
historic	Open space: grass cover 30% to 75% (fair)	B	.139	69
Total Area / Weighted Curve Number			.14	69

Peak Flow by Rainfall Return Period

Return Period (yr)	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Flow (cfs)	0.00	0.00	0.05			

DEVELOPED RUNOFF

WinTR-55 Current Data Description
 User: MS
 Project: 114 south main
 SubTitle: developed
 State: Colorado
 County: Summit
 Filename: <new file>

Sub-Area Data

Name	Description	Reach	Area (ac)	RCP	Tc
developed	Outlet		0.14	69	0.100

Total area: .14 (ac)

Storm Data

Rainfall Depth by Rainfall Return Period

Return Period (yr)	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	-Yr
Depth (in)	0.0	0.0	1.25	1.61	2.0	2.21	2.0

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
developed	paved parking lots, roads, driveways	B	.139	69
Total Area / Weighted Curve Number			.14	69

Peak Flow by Rainfall Return Period

Return Period (yr)	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Flow (cfs)	0.15	0.21	0.32			

DEVELOPED RUNOFF

WinTR-55 Current Data Description
 User: MS
 Project: 114 south main
 SubTitle: developed
 State: Colorado
 County: Summit
 Filename: <new file>

Sub-Area Data

Name	Description	Reach	Area (ac)	RCP	Tc
developed	Outlet		0.14	69	0.100

Total area: .14 (ac)

Storm Data

Rainfall Depth by Rainfall Return Period

Return Period (yr)	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	-Yr
Depth (in)	0.0	0.0	1.25	1.61	2.0	2.21	2.0

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
developed	paved parking lots, roads, driveways	B	.139	69
Total Area / Weighted Curve Number			.14	69

Peak Flow by Rainfall Return Period

Return Period (yr)	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Flow (cfs)	0.15	0.21	0.32			



114 S. MAINS ST.
 BRECKENRIDGE, CO
 DRAINAGE DETAILS

NO.	DATE	REVISIONS
	08/14/2023	PERMIT SUBMITTAL

DESIGNED MCW
 DRAWN MCW
 CHECKED XXX
 JOB NO. XXX
 DATE 08/11/23

SHEET C2.0



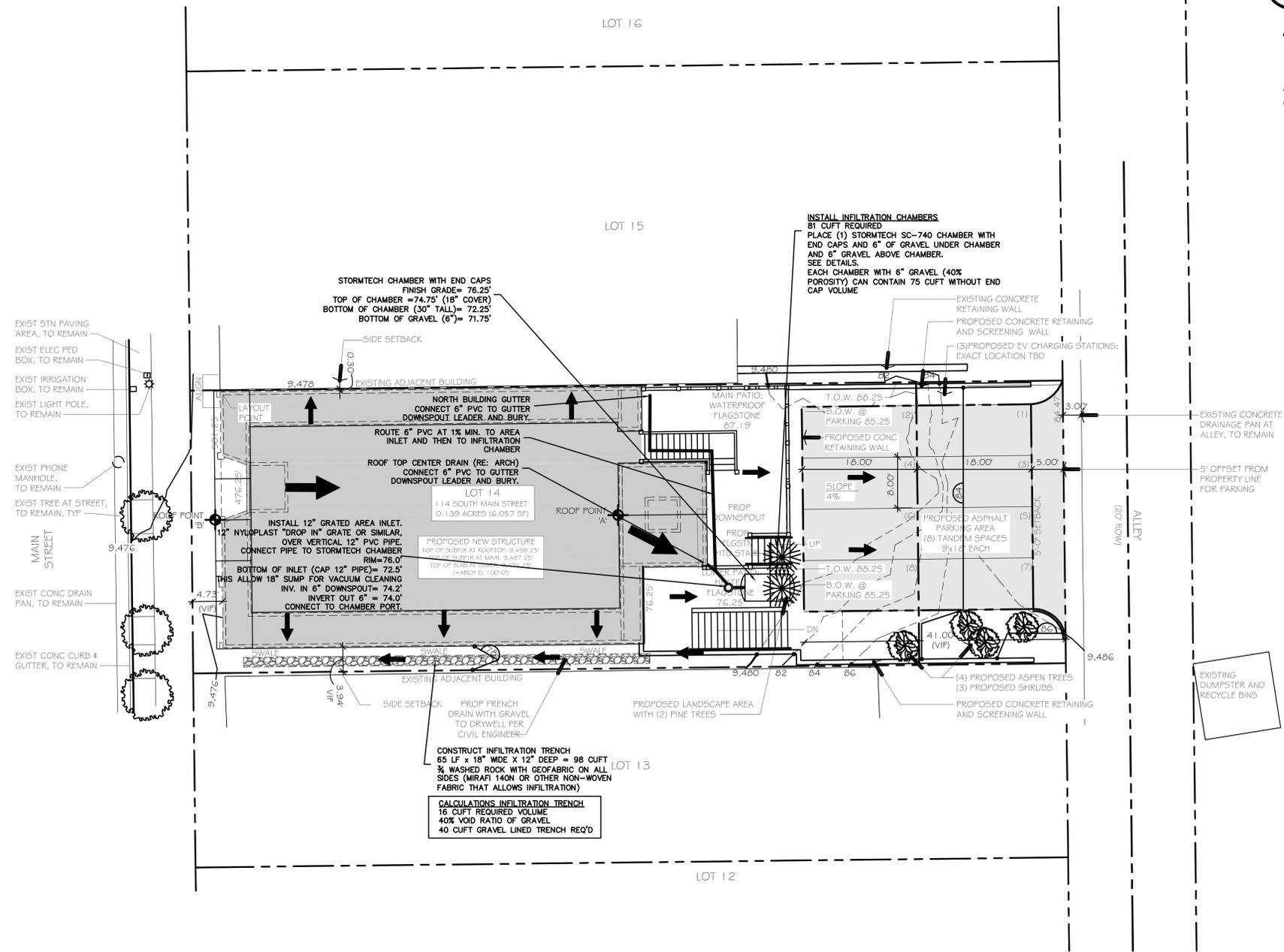
114 S. MAINS ST.
 BRECKENRIDGE, CO
 DRAINAGE PLAN

HISTORIC vs. DEVELOPED STORM RUNOFF						
STUDY POINT	HISTORIC			DEVELOPED		
	10 YEAR (cfs)	25 YEAR (cfs)	100 YEAR (cfs)	10 YEAR (cfs)	25 YEAR (cfs)	100 YEAR (cfs)
A1	0.00	0.00	0.05	0.15	0.21	0.32

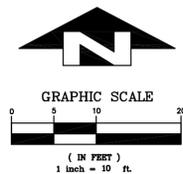
Total Area = 0.139 AC
 Impervious (Roofs/Paving) = 0.065 AC + 0.052 AC = 0.117 AC
 Grass open space (fair) = 0.022 AC

DETAIN ONSITE:
 100 YEAR STORM- DEVELOPED - HISTORIC = 0.27 CFS.
 TIME OF CONCENTRATION = 0.1 HR (6 MIN.)
 VOLUME TO DETAIN = 97 CUFT
 3100 SQFT TO REAR DRYWELL (83% DETAINED VOLUME = 81 CUFT)
 660 SQFT TO SIDE INFILTRATION TRENCH (17% DETAINED VOLUME = 16 CUFT)

SEE SHEET C2.0 FOR SOILS ANALYSIS, TR-55 RUNOFF CALCULATIONS AND INFILTRATION CHAMBER DETAILS



PERIODICALLY MAINTAIN DRAINAGE FACILITIES TO KEEP FREE OF DEBRIS. INSPECT FACILITIES AT LEAST EVERY 6 MONTHS OR AFTER LARGE STORM EVENTS



LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	EASEMENT
	PROPOSED CONTOUR
	PROPOSED GRADING, SLOPE/SPOT
	EXISTING GRADING, SLOPE/SPOT
	PROPOSED STORM SEWER
	PROPOSED BOULDER RETAINING
	PROPOSED CONCRETE/ASPHALT

NO.	DATE	REVISIONS	BY
	08/14/2023	PERMIT SUBMITTAL	

DESIGNED	DRAWN	CHECKED	JOB NO.	DATE
MCW	MCW	XXX	XXX	08/11/23

SHEET C1.0

POINTS ANALYSIS

NEGATIVE POINTS: (-6)
(-1) 500 SQ FT OR LESS OF HEATED PATIO
(-5) BUILDING HEIGHT OF 30'-0"

POSITIVE POINTS: (+7)
(+2) TWO OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL BUILDING BETWEEN 2,000 & 10,000 SF
(+3) 3 EV CHARGERS
(+2) 20-29 PERCENT ABOVE IECC (THERMAL SOLAR HEATING SYSTEM-HIGH R VALUE WALLS AND WINDOWS)

(+1) TOTAL POINTS - PASSING

ZONING

LAND USE DISTRICT: I-9
I-1 FAR, COMMERCIAL & 20 UPA, RESIDENTIAL

HISTORIC DISTRICT:
CORE COMMERCIAL-CHARACTER AREA #6

EXISTING SITE CONDITION:
ONE STORY EXISTING BUILDING: 1,746 SF,
COMMERCIAL, NON-HISTORIC STRUCTURE,
4 PARKING SPACES IN REAR

GROSS FLOOR AREA SUMMARY

LOT SIZE: 0.139 ACRES (6,055 SF)
DENSITY ALLOWED (I-1 FAR, COMMERCIAL)=6,055 SF

PROPOSED LOWER LEVEL	3,126	SF
MAIN LEVEL	2,671	SF
UPPER LEVEL	93	SF
TOTAL	5,890	SF

EXTERIOR AREAS

LOWER LEVEL PATIO	353	SF
MAIN LEVEL PATIO	456	SF
UPPER LEVEL PATIO	1,030	SF
TOTAL	1,839	SF

HEIGHT: 25' RECOMMENDED, 30' ABSOLUTE MAX.
PROPOSED: 30'

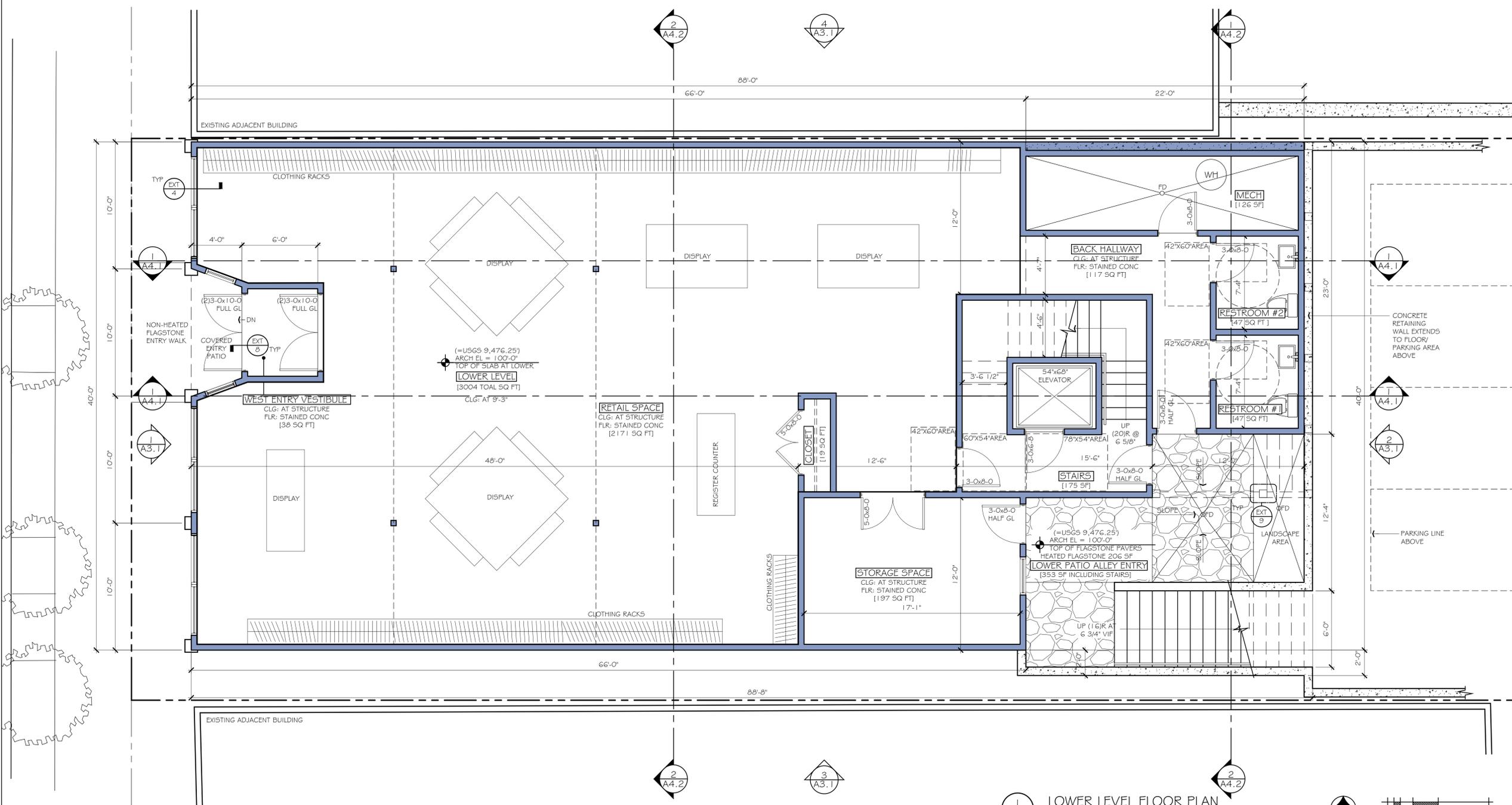
PARKING CALCULATIONS

REQUIRED	10.39 SPACES
PROPOSED (ON-SITE)	8 SPACES
TO BE PURCHASED	2.39 SPACES

SETBACKS REQUIRED:
PROPOSED FRONT: 0'
PROPOSED NORTH SIDE: 0'
PROPOSED SOUTH SIDE: 3.94'
PROPOSED REAR: 41'

NEW EMPLOYEE HOUSING IMPACT MITIGATION

LEVEL	AREA	USE	SQ FT
LOWER LEVEL	VESTIBULE	HALL/BATH	35
	RETAIL SPACE	RETAIL	2,171
	STAIRS	HALL/BATH	169
	BACK HALL	RETAIL	117
	MECHANICAL	STORAGE	126
MAIN LEVEL	RESTROOMS	RETAIL	94
	LOWER PATIO	HALL/BATH	206
	RETAIL SPACE	RETAIL	1,792
	RESTROOMS	RESTAURANT	108
	HALL	RESTAURANT	171
UPPER LEVEL	BAR	RESTAURANT	284
	STORAGE	RESTAURANT	161
	STAIR LANDING	HALL/BATH	70
	MAIN PATIO	HALL/BATH	456
	ROOFTOP PATIO	EXT F&B	1,030
STAIR LANDING	HALL/BATH	91	



PRELIMINARY - NOT FOR CONSTRUCTION

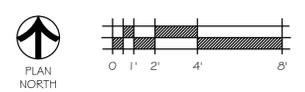
114 SOUTH MAIN STREET
LOT 14 - BARTLETT & SHOCK ADDITION
BRECKENRIDGE, COLORADO - 80424

TITLE LOWER LEVEL FLOOR PLAN

ISSUE:	DATE:
OWNER REVIEW	10 JUL 2020
CLASS A PRELIM	23 MARCH 2023
PLANNING REV 1	1 MAY 2023
PLANNING REV 2	6 JULY 2023
CLASS A FINAL	16 AUG 2023
CLASS A FINAL	10 OCT 2023

PROJECT #: 2301

1 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



A2.1

POINTS ANALYSIS

NEGATIVE POINTS: (-6)
(-1) 500 SQ FT OR LESS OF HEATED PATIO
(-5) BUILDING HEIGHT OF 30'-0"

POSITIVE POINTS: (+7)
(+2) TWO OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL BUILDING BETWEEN 2,000 & 10,000 SF
(+3) 3 EV CHARGERS
(+2) 20-29 PERCENT ABOVE IECC (THERMAL SOLAR HEATING SYSTEM-HIGH R VALUE WALLS AND WINDOWS)

(+1) TOTAL POINTS - PASSING

ZONING

LAND USE DISTRICT: I-9
I-1 FAR, COMMERCIAL & 20 UPA, RESIDENTIAL

HISTORIC DISTRICT:
CORE COMMERCIAL-CHARACTER AREA #6

EXISTING SITE CONDITION:
ONE STORY EXISTING BUILDING: 1,746 SF,
COMMERCIAL, NON-HISTORIC STRUCTURE,
4 PARKING SPACES IN REAR

GROSS FLOOR AREA SUMMARY

LOT SIZE: 0.139 ACRES (6,055 SF)

DENSITY ALLOWED (I-1 FAR, COMMERCIAL)=6,055 SF

PROPOSED

LOWER LEVEL	3,126	SF
MAIN LEVEL	2,671	SF
UPPER LEVEL	93	SF
TOTAL	5,890	SF

EXTERIOR AREAS

LOWER LEVEL PATIO	353	SF
MAIN LEVEL PATIO	456	SF
UPPER LEVEL PATIO	1,030	SF
TOTAL	1,839	SF

HEIGHT: 25' RECOMMENDED, 30' ABSOLUTE MAX.
PROPOSED: 30'

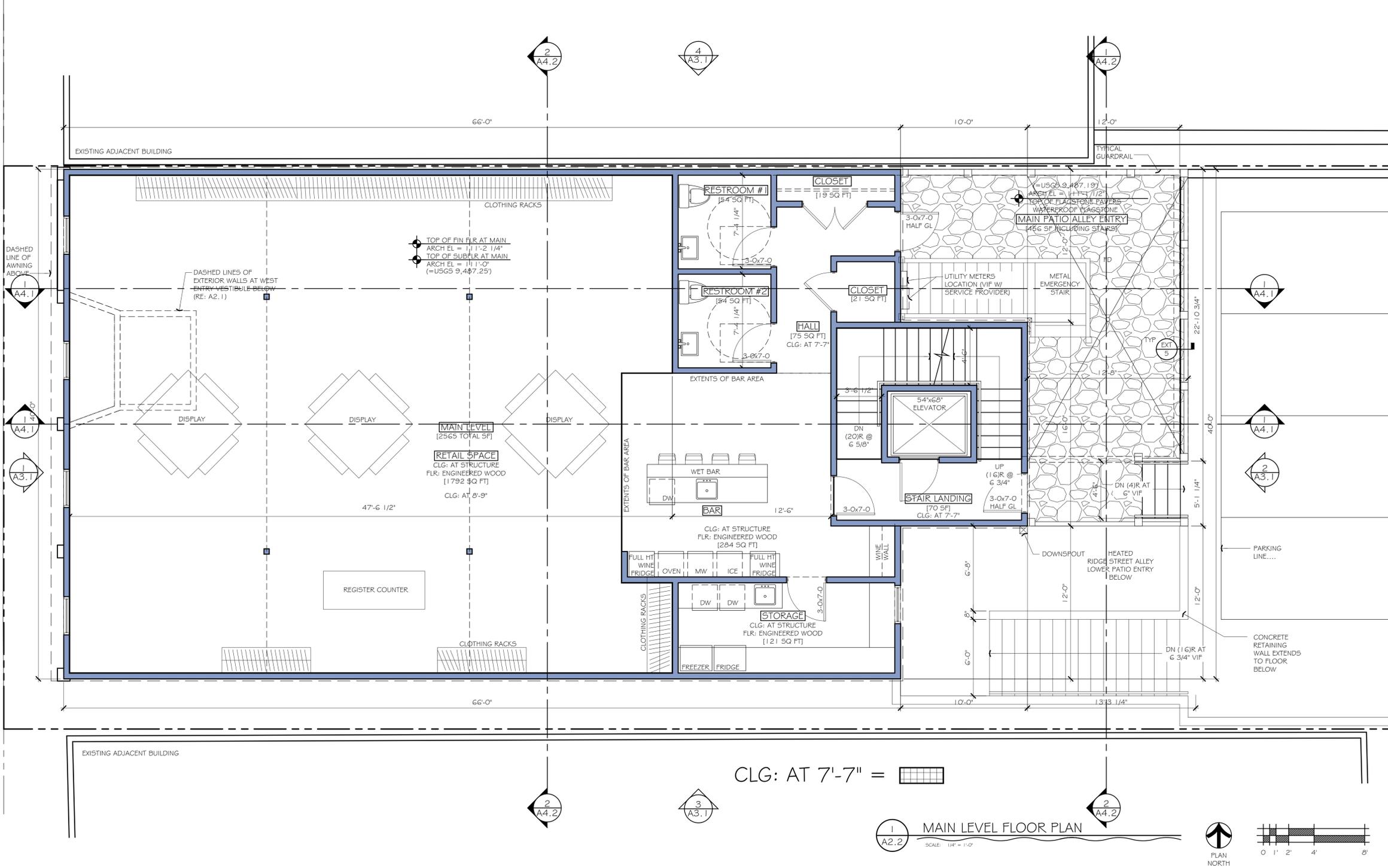
PARKING CALCULATIONS

REQUIRED	10.39 SPACES
PROPOSED (ON-SITE)	8 SPACES
TO BE PURCHASED	2.39 SPACES

SETBACKS REQUIRED:
PROPOSED FRONT: 0'
PROPOSED NORTH SIDE: 0'
PROPOSED SOUTH SIDE: 3.94'
PROPOSED REAR: 41'

NEW EMPLOYEE HOUSING IMPACT MITIGATION

LEVEL	AREA	USE	SQ FT
LOWER LEVEL	VESTIBULE	HALL/BATH	38
	RETAIL SPACE	RETAIL	2,171
	STORAGE	RETAIL	197
	STAIRS	HALL/BATH	169
	BACK HALL	RETAIL	117
MAIN LEVEL	MECHANICAL	STORAGE	126
	RESTROOMS	RETAIL	94
	LOWER PATIO	HALL/BATH	206
	RETAIL SPACE	RETAIL	1,792
	RESTROOMS	RESTAURANT	108
UPPER LEVEL	HALL	RESTAURANT	171
	BAR	RESTAURANT	284
	STORAGE	RESTAURANT	161
	STAIR LANDING	HALL/BATH	70
	MAIN PATIO	HALL/BATH	456
UPPER LEVEL	ROOFTOP PATIO	EXT F&B	1,030
	STAIR LANDING	HALL/BATH	91



PRELIMINARY - NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET
LOT 14, BARTLETT & SHOCK ADDITION
BRECKENRIDGE, COLORADO, 80424

TITLE
MAIN LEVEL FLOOR PLAN

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CLASS A FINAL	10 OCT 2023

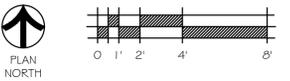
PROJECT #: 2301

A2.2

CLG: AT 7'-7" = [Pattern]

1 MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"





ALLEN-GUERRA ARCHITECTURE
711 D GRANITE STREET
PO BOX 5540
TRIDCO COLORADO 80443
PH: 970-453-7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

POINTS ANALYSIS

NEGATIVE POINTS: (-6)
 (-1) 500 SQ FT OR LESS OF HEATED PATIO
 (-5) BUILDING HEIGHT OF 30'-0"

POSITIVE POINTS: (+7)
 (+2) TWO OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL BUILDING BETWEEN 2,000 & 10,000 SF
 (+3) 3 EV CHARGERS
 (+2) 20-29 PERCENT ABOVE IECC (THERMAL SOLAR HEATING SYSTEM-HIGH R VALUE WALLS AND WINDOWS)

(+1) TOTAL POINTS - PASSING

ZONING

LAND USE DISTRICT: 19
 I:1 FAR, COMMERCIAL & 20 UPA, RESIDENTIAL

HISTORIC DISTRICT:
 CORE COMMERCIAL-CHARACTER AREA #6

EXISTING SITE CONDITION:
 ONE STORY EXISTING BUILDING: 1,746 SF,
 COMMERCIAL, NON-HISTORIC STRUCTURE,
 4 PARKING SPACES IN REAR

GROSS FLOOR AREA SUMMARY

LOT SIZE: 0.139 ACRES (6,055 SF)
 DENSITY ALLOWED (I:1 FAR, COMMERCIAL)=6,055 SF

PROPOSED LOWER LEVEL	3,126	SF
PROPOSED MAIN LEVEL	2,671	SF
PROPOSED UPPER LEVEL	93	SF
TOTAL	5,890	SF

EXTERIOR AREAS

LOWER LEVEL PATIO	353	SF
MAIN LEVEL PATIO	456	SF
UPPER LEVEL PATIO	1,030	SF
TOTAL	1,839	SF

HEIGHT: 25' RECOMMENDED, 30' ABSOLUTE MAX.
 PROPOSED: 30'

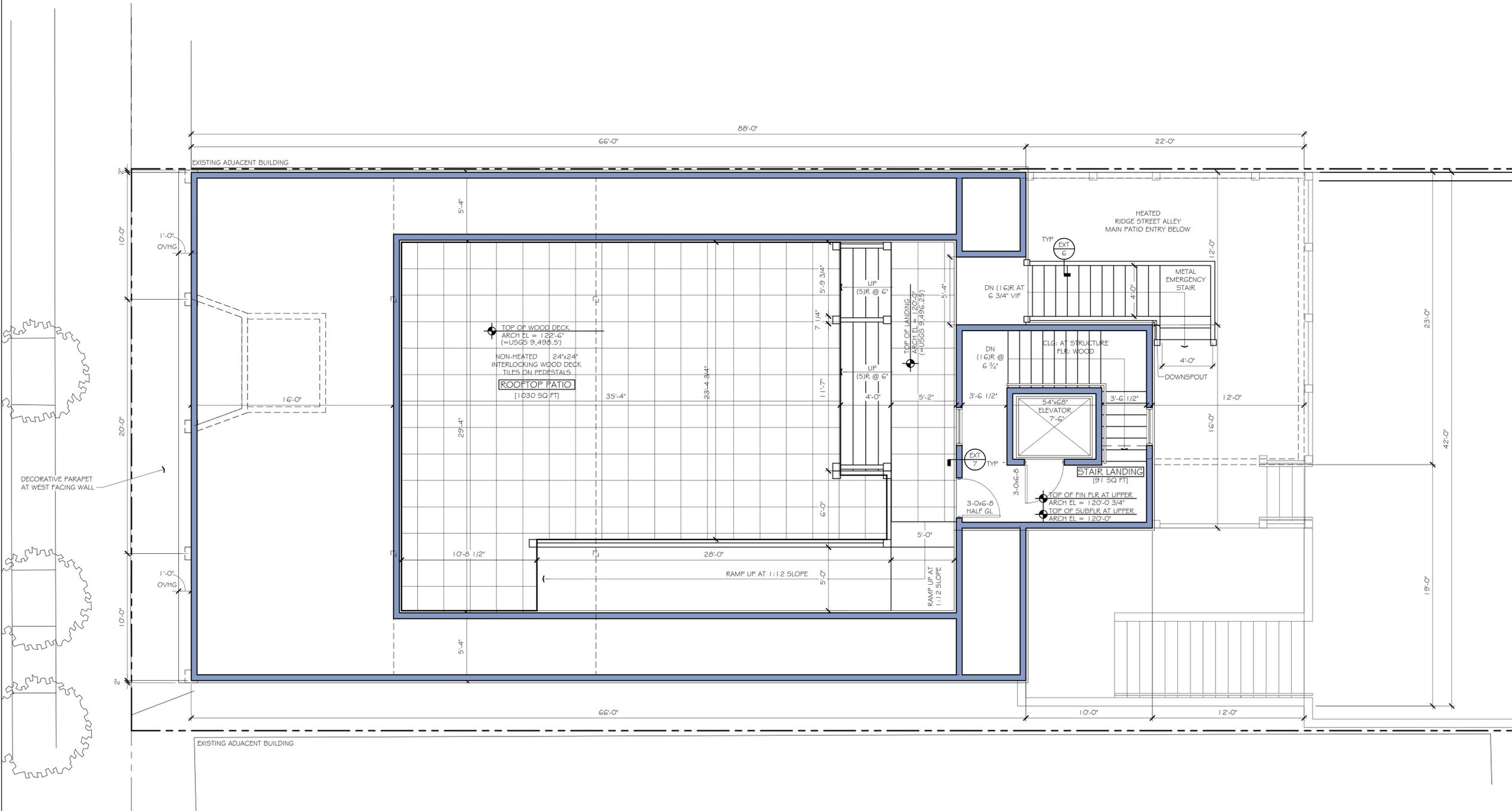
PARKING CALCULATIONS

REQUIRED	10.39 SPACES
PROPOSED (ON-SITE)	8 SPACES
TO BE PURCHASED	2.39 SPACES

SETBACKS REQUIRED:
 PROPOSED FRONT: 0'
 PROPOSED NORTH SIDE: 0'
 PROPOSED SOUTH SIDE: 3.94'
 PROPOSED REAR: 41'

NEW EMPLOYEE HOUSING IMPACT MITIGATION

LEVEL	AREA	USE	SQ FT
LOWER LEVEL	VESTIBULE	HALL/BATH	35
	RETAIL SPACE	RETAIL	2,171
	STAIRS	HALL/BATH	169
	BACK HALL	RETAIL	117
	MECHANICAL	STORAGE	126
MAIN LEVEL	RESTROOMS	RETAIL	94
	LOWER PATIO	HALL/BATH	206
	RETAIL SPACE	RETAIL	1,792
	RESTROOMS	RESTAURANT	108
UPPER LEVEL	HALL	RESTAURANT	171
	BAR	RESTAURANT	284
	STORAGE	RESTAURANT	161
	STAIR LANDING	HALL/BATH	70
	MAIN PATIO	HALL/BATH	456
	ROOFTOP PATIO	EXT F&B	1,030
	STAIR LANDING	HALL/BATH	91



PRELIMINARY - NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET
 LOT 14 . BARTLETT & SHOCK ADDITION
 BRECKENRIDGE . COLORADO . 80424

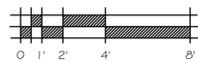
TITLE
 UPPER LEVEL FLOOR PLAN

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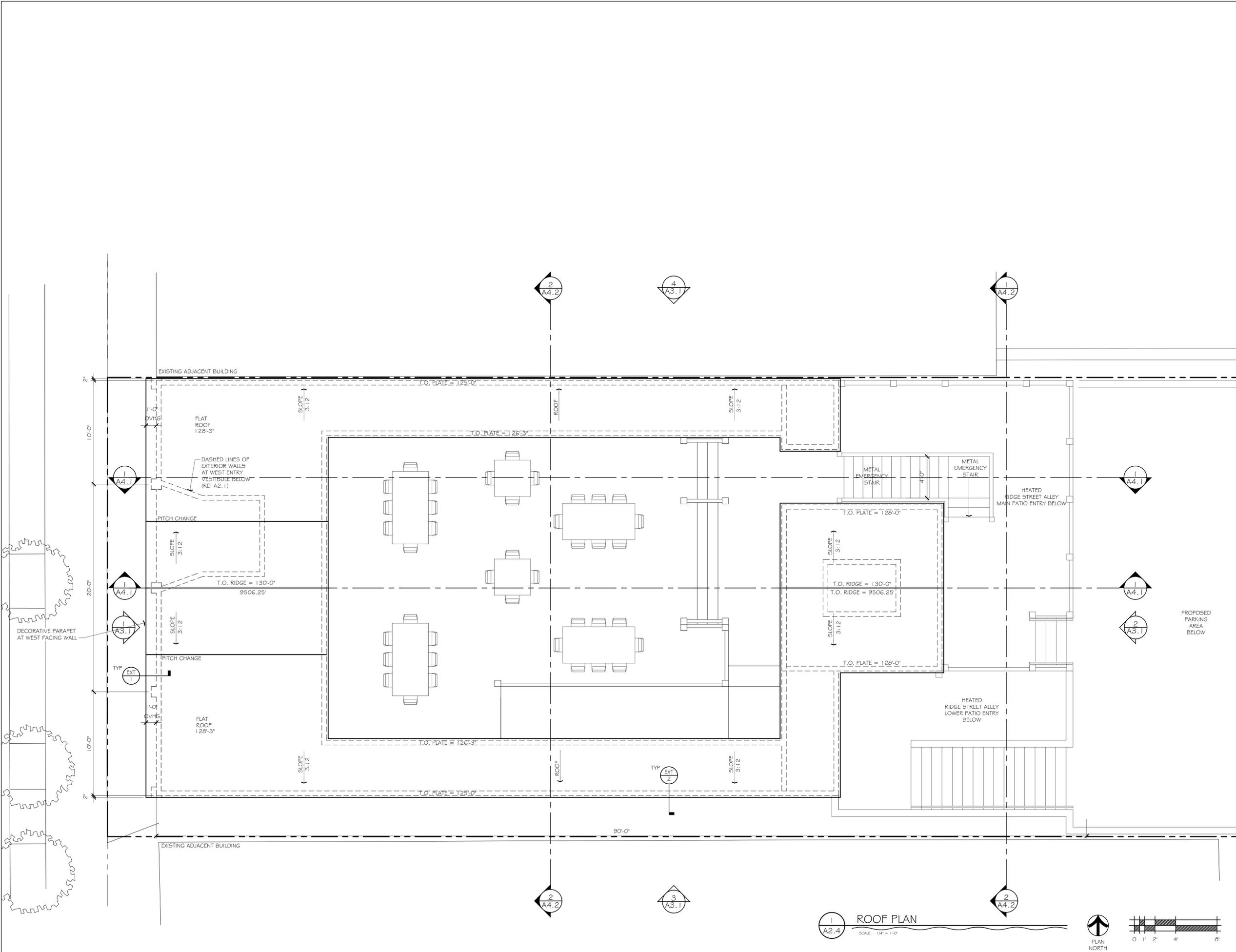
ISSUE:	DATE:
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CLASS A FINAL	16 AUG 2023
CLASS A FINAL	10 OCT 2023

PROJECT #: 2301

1 UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



A2.3



PRELIMINARY - NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET
 LOT 14 - BARTLETT & SHOCK ADDITION
 BRECKENRIDGE, COLORADO - 80424

TITLE
ROOF PLAN

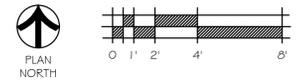
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PROJECT #: 2301

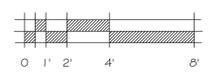
A2.4

1 ROOF PLAN
 SCALE: 1/4" = 1'-0"

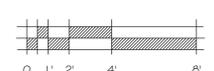




1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION

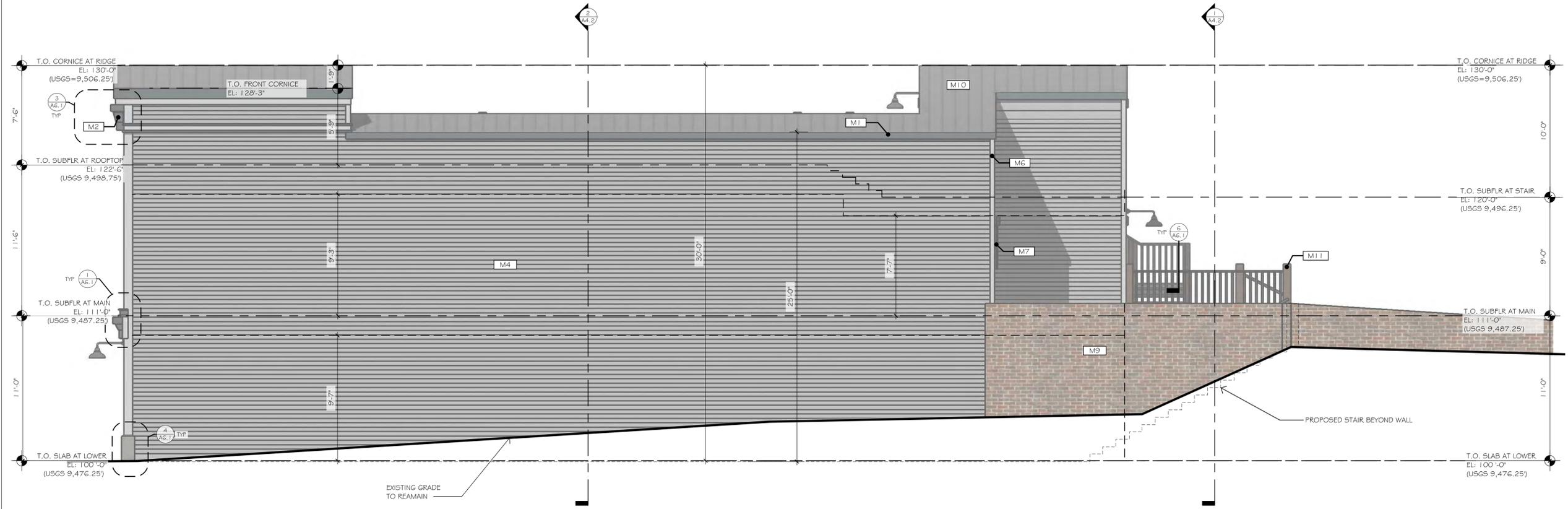
114 SOUTH MAIN STREET
LOT 14, BARTLETT & SHOCK ADDITION
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE: EXTERIOR ELEVATIONS

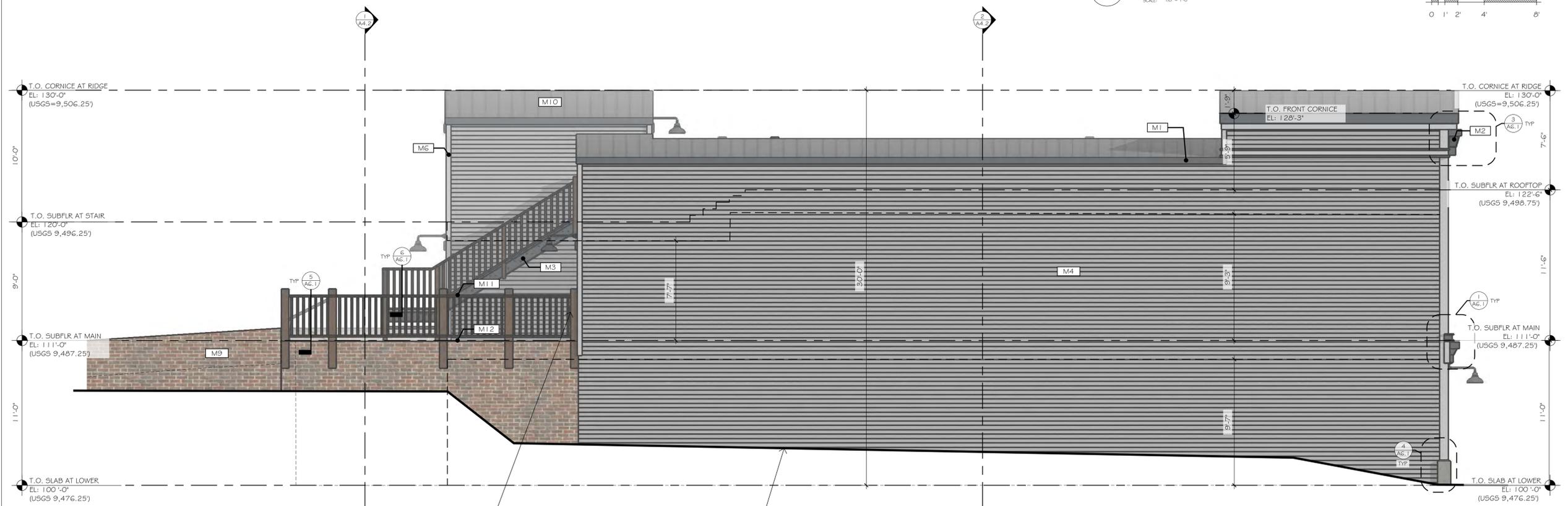
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CLASS A FINAL	6 OCT 2023

PROJECT # 2301

A3.1



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

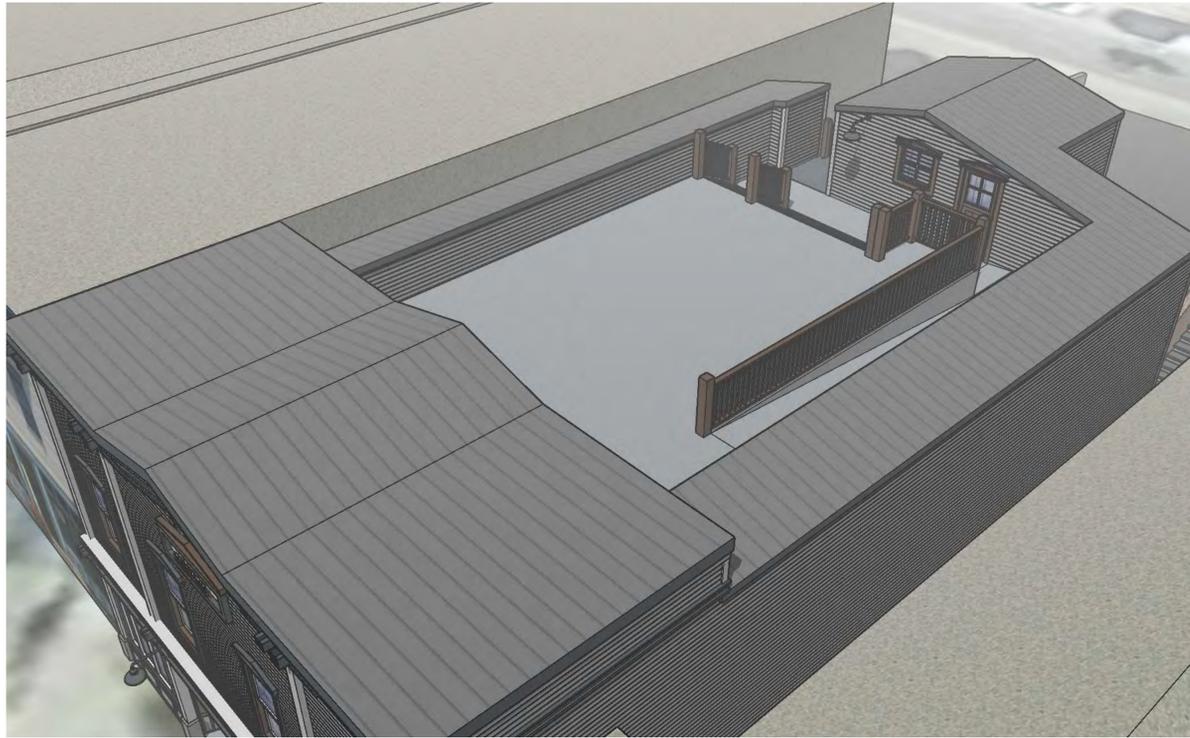
114 SOUTH MAIN STREET
LOT 14, BARTLETT & SHOCK ADDITION
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

EXTERIOR ELEVATIONS

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PROJECT # 2301

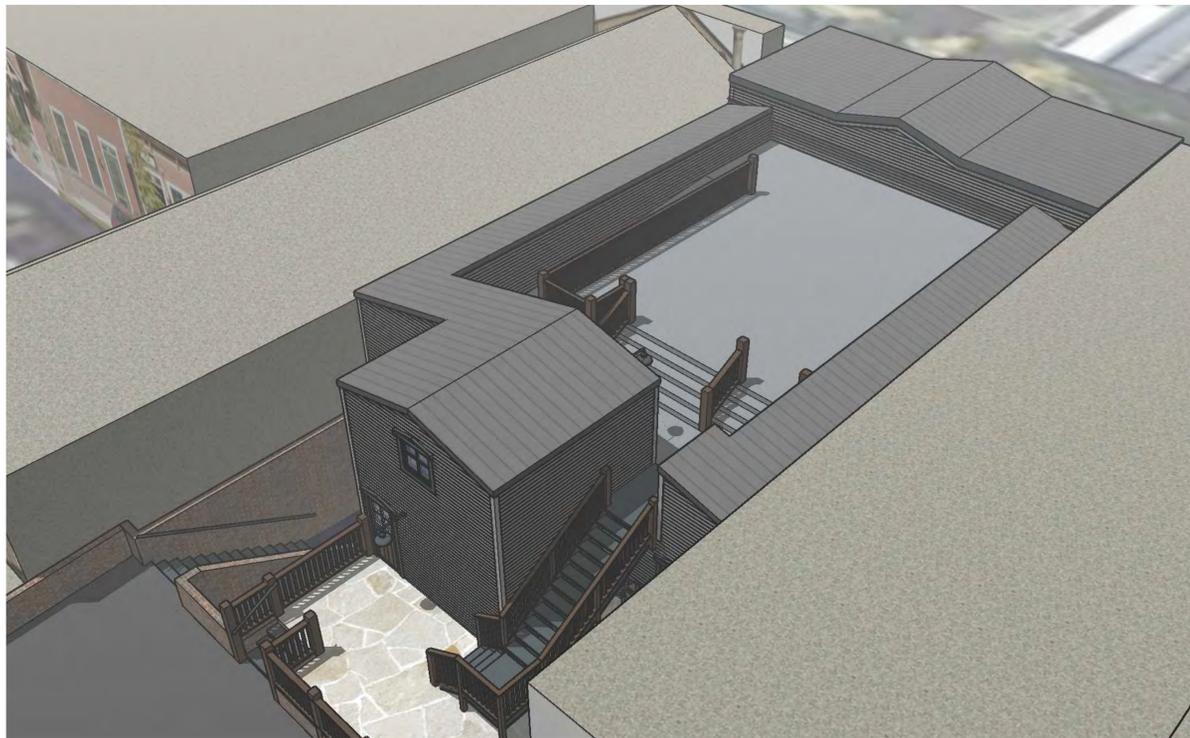
A3.2



3 SOUTH WEST AERIAL 3D VIEW
A3.3 SCALE: NA



1 NORTH WEST 3D VIEW
A3.3 SCALE: NA



4 NORTH EAST AERIAL 3D VIEW
A3.3 SCALE: NA



2 SOUTH EAST 3D VIEW
A3.3 SCALE: NA

PRELIMINARY NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET
LOT 14, BARTLETT & SHOCK ADDITION
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

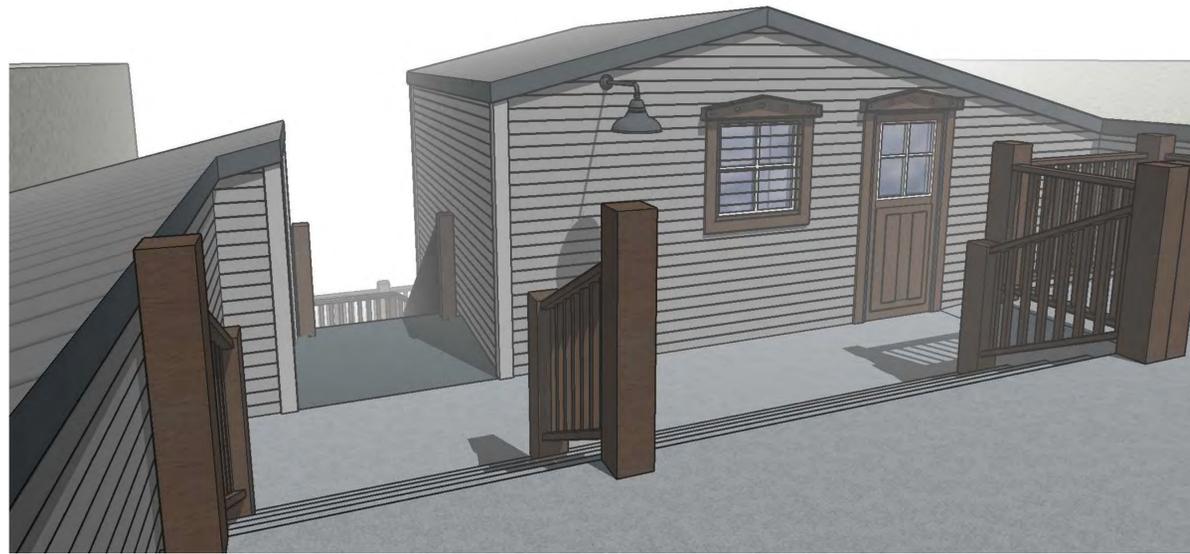
TITLE
3D VIEWS

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PROJECT # 2301

A3.3



3 ROOFTOP TOWER 3D VIEW
A3.4 SCALE: NA



1 BACK ENTRY 3D VIEW
A3.4 SCALE: NA



4 LOWER PATIO 3D VIEW
A3.4 SCALE: NA



2 EMERGENCY STAIRS 3D VIEW
A3.4 SCALE: NA

PRELIMINARY NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET
LOT 14, BARTLETT & SHOCK ADDITION
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE 3D VIEWS

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PROJECT # 2301

A3.4

PRELIMINARY NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET
LOT 14, BARTLETT & SHOCK ADDITION
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE
SHADOW PROJECTIONS

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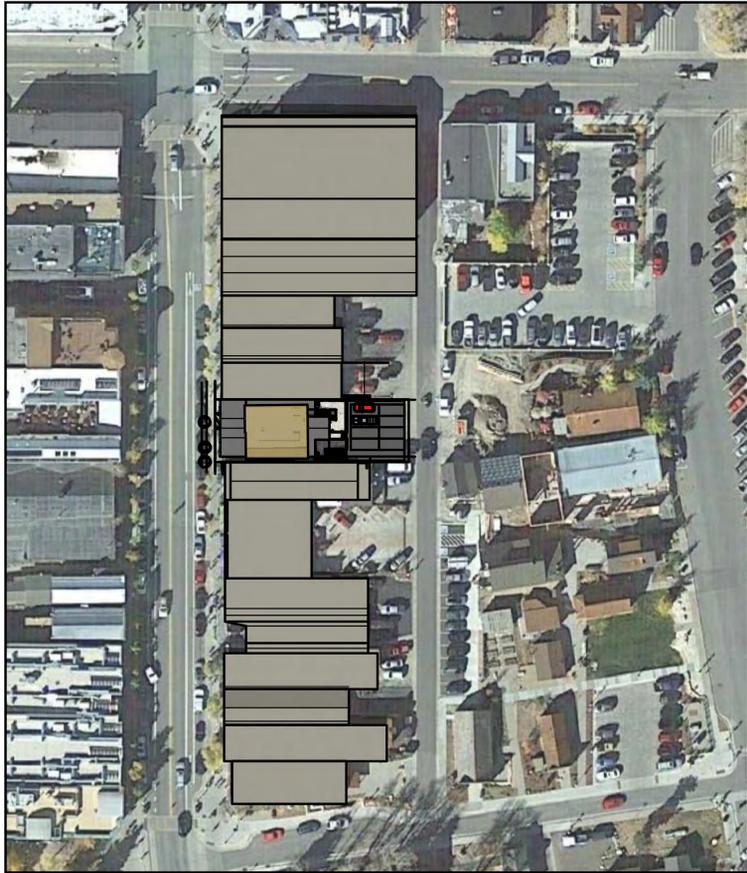
ISSUE:	DATE:
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PLANNING REV 2	6 JULY 2023
CLASS A FINAL	16 AUG 2023
CLASS A FINAL	6 OCT 2023

PROJECT # 2301

A1.2



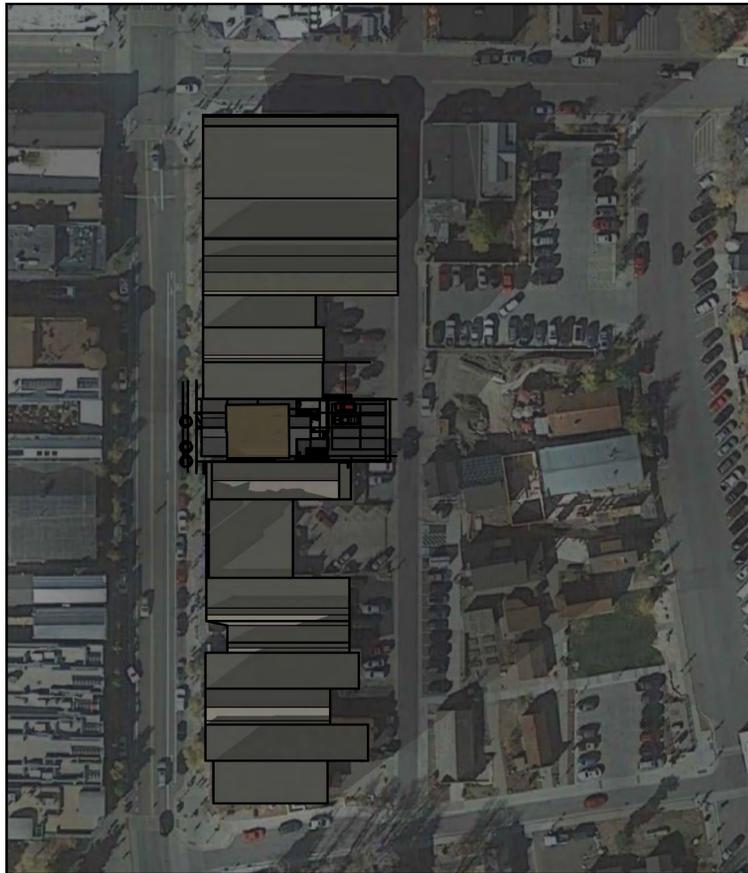
JUNE 21 4PM



JUNE 21 NOON



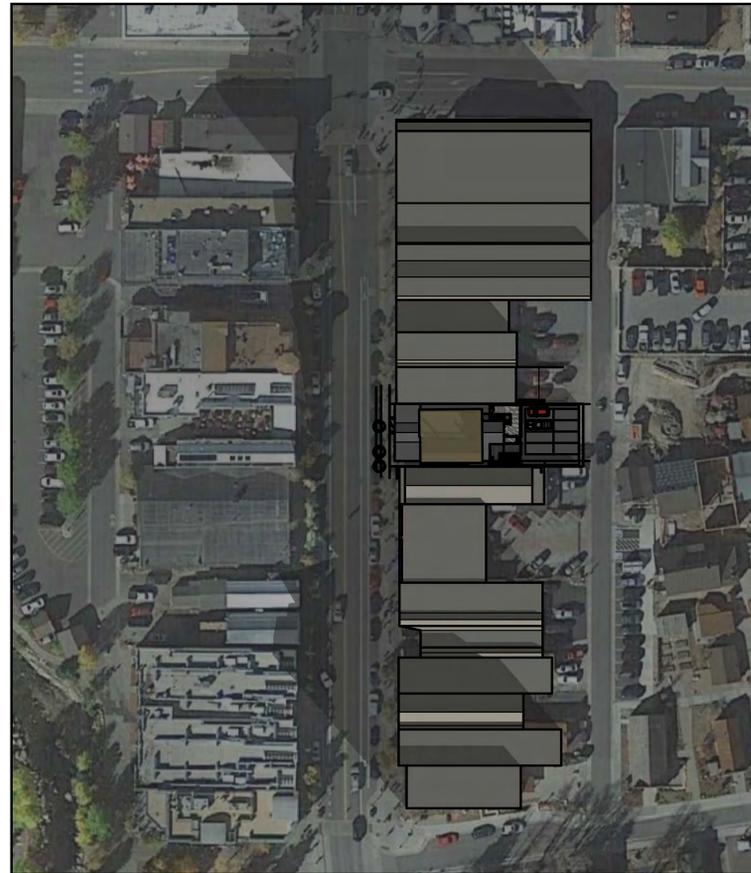
JUNE 21 9AM



DECEMBER 21 4PM



DECEMBER 21 NOON



DECEMBER 21 9AM

1
A1.2

SHADOW PROJECTIONS

SCALE: N/A

POINTS ANALYSIS

NEGATIVE POINTS: (-6)
 (-1) 500 SQ FT OR LESS OF HEATED PATIO
 (-5) BUILDING HEIGHT OF 30'-0"

POSITIVE POINTS: (+7)
 (+2) TWO OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL BUILDING BETWEEN 2,000 & 10,000 SF
 (+3) 3 EV CHARGERS
 (+2) 20-29 PERCENT ABOVE IECC (THERMAL SOLAR HEATING SYSTEM-HIGH R VALUE WALLS AND WINDOWS)

(+1) TOTAL POINTS - PASSING

ZONING

LAND USE DISTRICT: I-9
 I:1 FAR, COMMERCIAL & 20 UPA, RESIDENTIAL

HISTORIC DISTRICT:
 CORE COMMERCIAL-CHARACTER AREA #6

EXISTING SITE CONDITION:
 ONE STORY EXISTING BUILDING: 1,746 SF,
 COMMERCIAL, NON-HISTORIC STRUCTURE,
 4 PARKING SPACES IN REAR

GROSS FLOOR AREA SUMMARY

LOT SIZE: 0.139 ACRES (6,055 SF)
 DENSITY ALLOWED (I:1 FAR, COMMERCIAL)=6,055 SF

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MAIN LEVEL	2,671	SF
UPPER LEVEL	93	SF
TOTAL	5,890	SF

EXTERIOR AREAS

LOWER LEVEL PATIO	353	SF
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UPPER LEVEL PATIO	1,243	SF
TOTAL	2,052	SF

HEIGHT: 25' RECOMMENDED, 30' ABSOLUTE MAX.
 PROPOSED: 30'

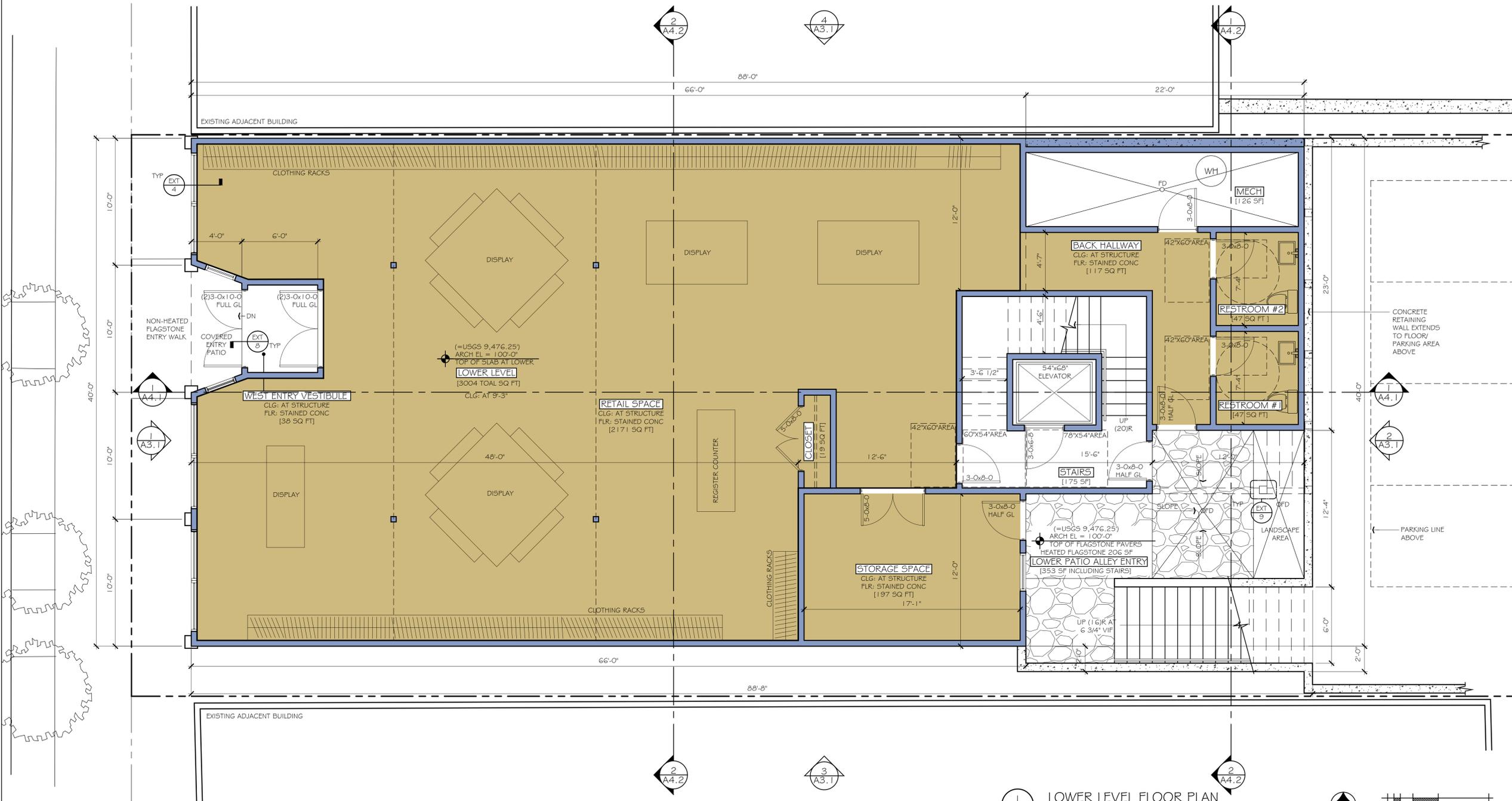
PARKING CALCULATIONS

REQUIRED	10.39 SPACES
PROPOSED (ON-SITE)	8 SPACES
TO BE PURCHASED	2.39 SPACES

SETBACKS REQUIRED:
 PROPOSED FRONT: 0'
 PROPOSED NORTH SIDE: 0'
 PROPOSED SOUTH SIDE: 3.94'
 PROPOSED REAR: 41'

NEW EMPLOYEE HOUSING IMPACT MITIGATION

LEVEL	AREA	USE	SQ FT
LOWER LEVEL	VESTIBULE	HALL/BATH	38
	RETAIL SPACE	RETAIL	2,171
	STAIRS	HALL/BATH	169
	BACK HALL	RETAIL	117
	MECHANICAL	STORAGE	126
MAIN LEVEL	RESTROOMS	RETAIL	94
	LOWER PATIO	HALL/BATH	206
	RETAIL SPACE	RETAIL	1,792
	RESTROOMS	RESTAURANT	108
UPPER LEVEL	HALL	RESTAURANT	171
	BAR	RESTAURANT	284
	STORAGE	RESTAURANT	161
	STAIR LANDING	HALL/BATH	70
	MAIN PATIO	HALL/BATH	456
	ROOFTOP PATIO	EXT F&B	1,030
STAIR LANDING	HALL/BATH	91	



PRELIMINARY - NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET
 LOT 14, BARTLETT & SHOCK ADDITION
 BRECKENRIDGE, COLORADO, 80424

LOWER LEVEL FLOOR PLAN

ISSUE:	DATE:
OWNER REVIEW	10 JUL 2020
CLASS A PRELIM	23 MARCH 2023
PLANNING REV 1	1 MAY 2023
PLANNING REV 2	6 JULY 2023
CLASS A FINAL	16 AUG 2023

PROJECT #: 2301

A2.1

1 A2.1 LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PLAN NORTH

0 1' 2' 4' 8'

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POINTS ANALYSIS

NEGATIVE POINTS: (-6)
(-1) 500 SQ FT OR LESS OF HEATED PATIO
(-5) BUILDING HEIGHT OF 30'-0"

POSITIVE POINTS: (+7)
(+2) TWO OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL BUILDING BETWEEN 2,000 & 10,000 SF
(+3) 3 EV CHARGERS
(+2) 20-29 PERCENT ABOVE IECC (THERMAL SOLAR HEATING SYSTEM-HIGH R VALUE WALLS AND WINDOWS)

(+1) TOTAL POINTS - PASSING

ZONING

LAND USE DISTRICT: I9
I:1 FAR, COMMERCIAL & 20 UPA, RESIDENTIAL

HISTORIC DISTRICT:
CORE COMMERCIAL-CHARACTER AREA #6

EXISTING SITE CONDITION:
ONE STORY EXISTING BUILDING: 1,746 SF,
COMMERCIAL, NON-HISTORIC STRUCTURE,
4 PARKING SPACES IN REAR

GROSS FLOOR AREA SUMMARY

LOT SIZE: 0.139 ACRES (6,055 SF)

DENSITY ALLOWED (I:1 FAR, COMMERCIAL)=6,055 SF

PROPOSED

LOWER LEVEL	3,126	SF
MAIN LEVEL	2,671	SF
UPPER LEVEL	93	SF
TOTAL	5,890	SF

EXTERIOR AREAS

LOWER LEVEL PATIO	353	SF
MAIN LEVEL PATIO	456	SF
UPPER LEVEL PATIO	1,243	SF
TOTAL	2,052	SF

HEIGHT: 25' RECOMMENDED, 30' ABSOLUTE MAX.
PROPOSED: 30'

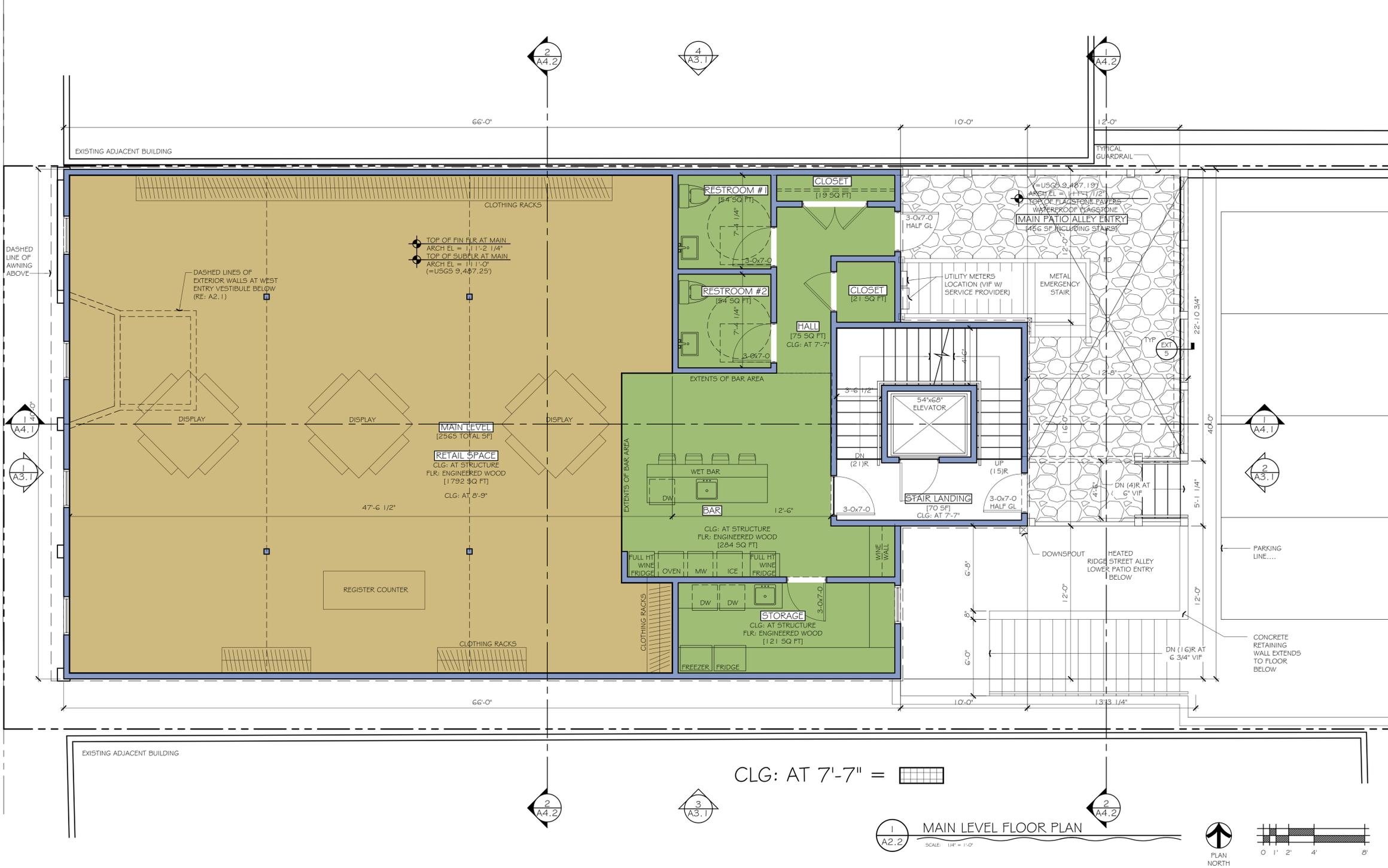
PARKING CALCULATIONS

REQUIRED	10.39 SPACES
PROPOSED (ON-SITE)	8 SPACES
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SETBACKS REQUIRED:
PROPOSED FRONT: 0'
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PROPOSED REAR: 41'

NEW EMPLOYEE HOUSING IMPACT MITIGATION

LEVEL	AREA	USE	SQ FT
LOWER LEVEL	VESTIBULE	HALL/BATH	38
	RETAIL SPACE	RETAIL	2,171
	STORAGE	RETAIL	197
	STAIRS	HALL/BATH	169
	BACK HALL	RETAIL	117
MAIN LEVEL	MECHANICAL	STORAGE	126
	RESTROOMS	RETAIL	94
	LOWER PATIO	HALL/BATH	206
	RETAIL SPACE	RETAIL	1,792
	RESTROOMS	RESTAURANT	108
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UPPER LEVEL	ROOFTOP PATIO	EXT F&B	1,030
	STAIR LANDING	HALL/BATH	91



PRELIMINARY - NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET
LOT 14, BARTLETT & SHOCK ADDITION
BRECKENRIDGE, COLORADO, 80424

MAIN LEVEL FLOOR PLAN

ISSUE:	DATE:
OWNER REVIEW	10 JUL 2020
CLASS A PRELIM	23 MARCH 2023
PLANNING REV 1	1 MAY 2023
PLANNING REV 2	6 JULY 2023
CLASS A FINAL	16 AUG 2023

PROJECT #: 2301

A2.2

POINTS ANALYSIS

NEGATIVE POINTS: (-6)
(-1) 500 SQ FT OR LESS OF HEATED PATIO
(-5) BUILDING HEIGHT OF 30'-0"

POSITIVE POINTS: (+7)
(+2) TWO OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL BUILDING BETWEEN 2,000 & 10,000 SF
(+3) 3 EV CHARGERS
(+2) 20-29 PERCENT ABOVE IECC (THERMAL SOLAR HEATING SYSTEM-HIGH R VALUE WALLS AND WINDOWS)

(+1) TOTAL POINTS - PASSING

ZONING

LAND USE DISTRICT: 19
I:1 FAR, COMMERCIAL & 20 UPA, RESIDENTIAL

HISTORIC DISTRICT:
CORE COMMERCIAL-CHARACTER AREA #6

EXISTING SITE CONDITION:
ONE STORY EXISTING BUILDING: 1,746 SF,
COMMERCIAL, NON-HISTORIC STRUCTURE,
4 PARKING SPACES IN REAR

GROSS FLOOR AREA SUMMARY

LOT SIZE: 0.139 ACRES (6,055 SF)
DENSITY ALLOWED (I:1 FAR, COMMERCIAL)=6,055 SF

PROPOSED

LOWER LEVEL	3,126	SF
MAIN LEVEL	2,671	SF
UPPER LEVEL	93	SF
TOTAL	5,890	SF

EXTERIOR AREAS

LOWER LEVEL PATIO	353	SF
MAIN LEVEL PATIO	456	SF
UPPER LEVEL PATIO	1,243	SF
TOTAL	2,052	SF

HEIGHT: 25' RECOMMENDED, 30' ABSOLUTE MAX.
PROPOSED: 30'

PARKING CALCULATIONS

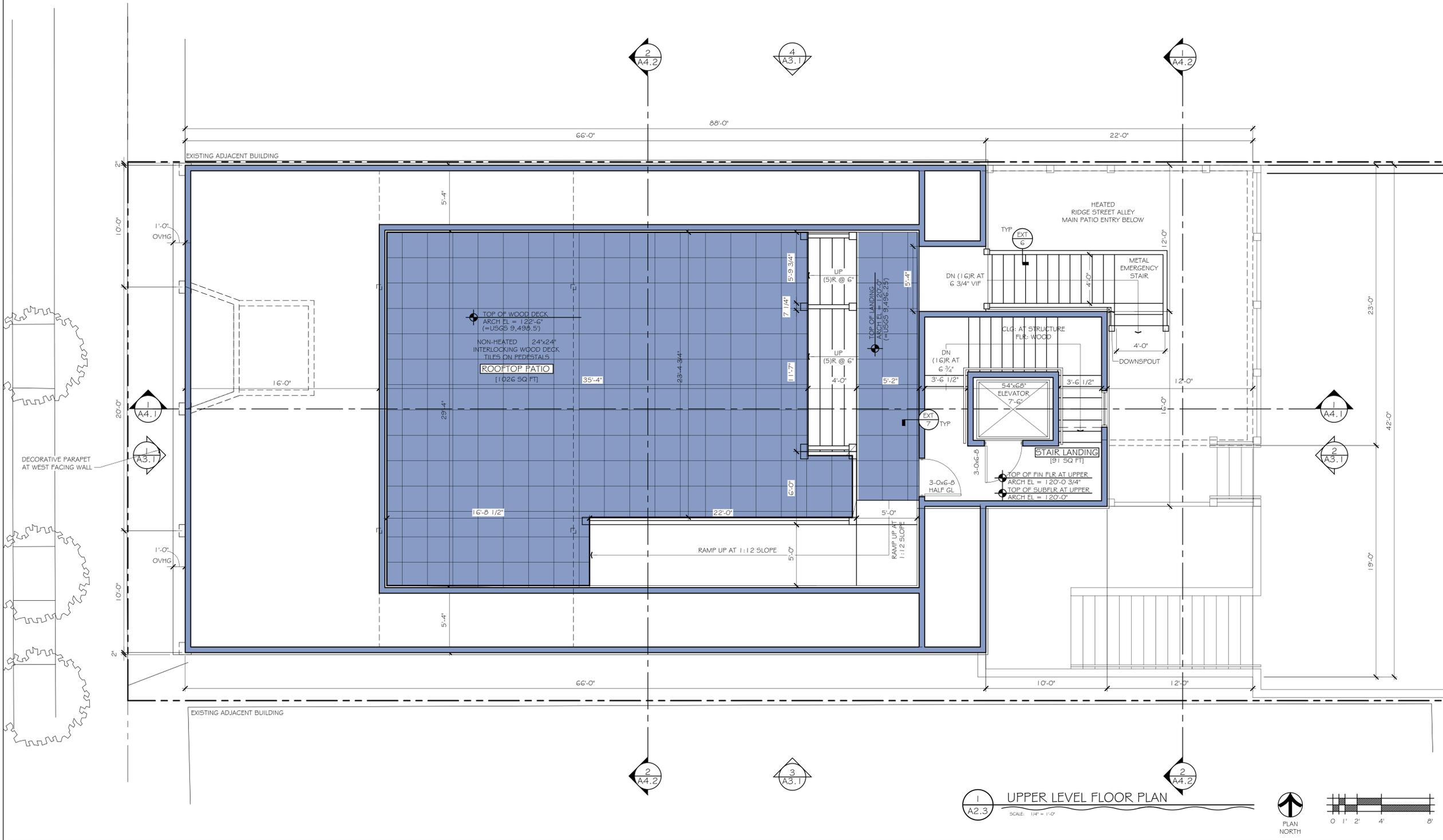
REQUIRED	10.39 SPACES
PROPOSED (ON-SITE)	8 SPACES
TO BE PURCHASED	2.39 SPACES

SETBACKS REQUIRED:

PROPOSED FRONT:	0'
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NEW EMPLOYEE HOUSING IMPACT MITIGATION

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PRELIMINARY - NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET
LOT 14, BARTLETT & SHOCK ADDITION
BRECKENRIDGE, COLORADO, 80424

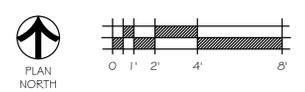
TITLE
UPPER LEVEL FLOOR PLAN

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ISSUE:	DATE:
OWNER REVIEW	10 JUL 2020
CLASS A PRELIM	23 MARCH 2023
PLANNING REV 1	1 MAY 2023
PLANNING REV 2	6 JULY 2023
CLASS A FINAL	16 AUG 2023

PROJECT #: 2301

1 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



A2.3

114 SOUTH MAIN STREET



EXTERIOR LIGHT FIXTURE

MODEL: Customizable Calla Indoor/Outdoor LED Barn Light

BRAND: COCOWEB

DIMENSIONS: 16" SHADE SIZE

OPTIONS:

STEM STYLE: TRADITIONAL

SHADE AND BASE FINISH: BLACK

STEM FINISH: BLACK

CAGE AND SENSORS: DUSK-TO-DAWN PHOTOCELL

WATTAGE: 24 WATT – INTEGRATED FULLY-DIMMABLE LED

SUPPLIER: SKU - BCA16BK-8B-PSBK <https://www.cocoweb.com/barn-lights/gooseneck-barn-lights/customizable-calla-indoor-outdoor-led-barn-light/>

114 SOUTH MAIN STREET

EXTERIOR MATERIALS SCHEDULE

DATE: AUGUST 16, 2023



M1

CORNICE CAP



BENT ALUMINUM FLASHING
COLOR: DARK GREY

M2

METAL BRACKETS



STEEL PLATES AND STEEL TUBES
COLOR: GUN BLUING GRAPHITE GREY

M3

ACCENT PLATES AT
COLUMNS AND
EXTERIOR STAIRS
STRINGERS



WELDED STEEL PLATES W/ RIVETS
COLOR: GUN BLUING GRAPHITE GREY

M4

HORIZONTAL SIDING



1 "X4" WESTERN RED CEDAR LAP
SIDING WITH 1/4" A HISTORIC COVE
CUT. COLOR: SHERWIN WILLIAMS SW
7650 "ELLIE GRAY"

M5

ACCENT SIDING
BELOW LOWER
WINDOWS



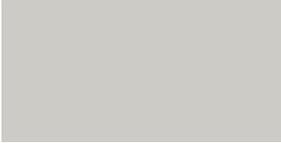
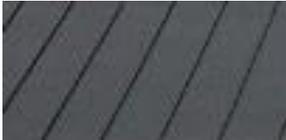
STONE PANELS: BASALT STONES
WITH STEEL STRAPPING. STEEL
COLOR: GUN BLUING GRAPHITE GRAY

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE DARK GREY.

114 SOUTH MAIN STREET

EXTERIOR MATERIALS SCHEDULE

DATE: AUGUST 16, 2023

LABEL	ITEM	COLOR	DESCRIPT
M6	ACCENT TIMBERS/TRIM		COLOR: SHERWIN WILLIAMS SOLID EXTERIOR PAINT SW 7657 "TINSMITH"
M7	WINDOW AND DOOR TRIM		2"x4" 2"x6" WESTERN RED CEDAR TRIM COLOR: SW 3007 LODGE BROWN SOLID STAIN
M8	DOORS / WINDOWS		SIERRA PACIFIC WINDOW COMPANY – REGULAR WINDOWS COLOR: 112 FRENCH LINEN
M9	RETAINING WALLS		GENERAL SHALE BRICK COMPANY. "WEATHERED OAK" TUMBLED VINTAGE BRICK
M10	ROOF		PAC-CLAD TITE-LOCK STANDING SEAM, SMOOTH PANELS, 18"O.C. 22 GAUGE PRE-PAINTED GALVANIZED STEEL WITH KYNAR 500 PAINT DREXEL METALS "CHARCOAL GREY"
M11	POLES AND WOOD RAILING		WESTERN RED CEDAR TRIM COLOR: SW 3007 LODGE BROWN SOLID STAIN
M12	FLAGSTONE PATIO		FLAGSTONES: OKLAHOMA "BLUESTONE" 12X24 RUSTIC CUT OR NATURAL SHAPE PER OWNER

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE DARK GREY.

Sarah Crump

From: larry crispell <larry.crispell@gmail.com>
Sent: Wednesday, October 18, 2023 12:52 PM
To: Mayor <mayor@townofbreckenridge.com>
Subject: 114 S. Main development permit application

External Message - Please confirm you know the sender

To: Mayor Mamula and Town Council

Thank you for the opportunity to comment on the development permit application for 114 South Main Street, PL-2023-0077.

I am speaking, in this letter, only as a concerned citizen and my views do not necessarily represent those of Breckenridge History.

Because this is a de novo hearing, of course you will have the opportunity to look at all the evidence and draw your own fresh conclusions.

I believe I understand that this application is being called up over concerns about positive points for EV charging stations.

In addition to looking at that, I would urge you to look at it from the aspect of compliance with the 2019 edition of the Handbook of Design Standards for the Historic and Conservation Districts.

I am referring to 5.2.7 New Construction, Building Width, starting on page 110.

Please look at Fig 5.2.9 with the accompanying text: "New buildings should present a primary façade to the street that is similar in width to those historic structures in existence today".

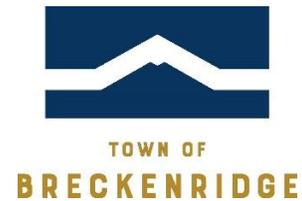
I believe the proposed façade of 114 South Main is wider than any surviving historic structure in the immediate vicinity. I believe it is too wide and too uniform to be in compliance. As shown in the diagram cited above, buildings should step a portion of the façade back to break up the façade and achieve that goal.

Buildings on that block to compare to are: Skinny Winter, Evans Pharmacy, Masonic Hall, Arcade Hotel, Wildflower, and the Roby (Theobald) Building.

The Denver Hotel is not useful for this analysis because it is not an "historic structure(s) in existence today."

I assume that finding that the proposed development does not meet this standard means that it cannot pass a point analysis.

Thank you, Larry Crispell



Memo

To: Town Council
From: Planning Staff
Date: October 18, 2023, for the meeting of October 24, 2023
Subject: BGV Peak 8/ Gold Rush Lot Development Summary Analysis

During this worksession we will revisit unresolved items from previous worksessions related to Parcels 1, 2, 3, 5, and 6. Staff will summarize various discussion points by parcel and outline the code-based ramifications of those proposed development concepts. Outstanding issues from Parcel 4 and any other unresolved issues will be presented at the November 14th worksession.

Staff Analysis of the Proposed Development Concepts

Parcel 1 Concept (North Gondola)

Water Quality Detention, Lighting and Landscaping: At the September 26th work session, the Council discussed needed improvements to Parcel 1 (the North Gondola Lot). The Town Code requires that parking areas provide: perimeter landscaping and landscaping islands, stormwater detention, and lighting, among other things. The lot was not required to be developed with all of these items in the past because the parking area was considered a temporary use until the property was developed. Staff asked the Council, now that the proposal is to maintain the parking on the property, what improvements would the Council desire, given that the Development Agreement could waive some Code requirements. It was determined by the Council that there was a desire to have stormwater detention handled, to add some perimeter landscaping, and to provide some limited lighting in the parking lot. Parking was also discussed and the Council felt that it was important that a parking attendant be onsite to manage and maximize the efficiency of parking on the lot, so that the parking counts in the Parking Agreement between the Town and the Ski Area can be best met.

BGV has offered the following regarding Parcel 1. **Staff analysis is shown in bold.**

BGV Proposal for Parcel 1: We understand the Town's perspective related to the existing parking lot improvements and agree to provide limited improvements as we heard from Council at the last work session. As the parking lot currently does not meet several Town Code requirements and only limited improvements will be constructed, these improvements will be done through a stand-alone site plan application, so that Parcels #2 and #3 will not be negatively impacted. We note that any improvements to the site will result in a decrease of parking spaces and would like to recognize the existing lot capacity of 610 parking spaces to count towards the overall parking spaces required in the 2003 Parking Agreement.

We will submit a stand-alone site plan application to the Town for review/approval of limited required basic improvements relating to water quality, landscaping, and lighting. Absolute and Relative Development Code Polices should be deemed inapplicable, as well as any Engineering Process and Regulations, and Off-Street Parking Regulations, provided the below are met in cooperation with the Town. The following will be provided:

- Stormwater strategies will be analyzed and constructed focusing primarily on water quality treatment such as water quality vaults and infiltration areas. On and off-site improvements will be investigated for maximum results. **Staff's recommendation, based on previous Council comments, is that stormwater management/water quality/detention facilities are important to provide on Parcel 1. As such, staff does not support any waiver or relaxation of the Town's Engineering Standards for Parcel 1.**
- A limited amount of landscaped pockets will be provided considering snow storage locations and the water quality improvements. **No plans have been provided to show where additional landscaping would be provided. The applicant is proposing to address the specifics at a later date.**
- A limited amount of dark sky compliant lighting will be provided on-site for pedestrian safety and to provide safe connections off-site. The lighting will meet as much as practical the terms of Absolute Policy 46/Exterior Lighting and Title 9, Chapter 12 Exterior Lighting Regulations of the Town Code. **Staff believes the lighting should meet the Town's Exterior Lighting requirements but recognize that the Council desires a limited amount of new lighting on Parcel 1. The applicant is proposing to address the specifics at a later date.**
- A parking attendant will be on-site during the winter ski season to facilitate vehicle parking on the lot. **Staff believes this statement should be clarified to indicate the extent of commitment (hours during each day, along with identified days during the winter, when the parking attendant will be provided).**

We believe that further discussions and resolution of the parking lot improvements with the Town Council during a work session(s) are necessary prior to the formal submittal of an Amendment request to the Breckenridge Grand Vacations Gondola Lot Master Plan so that we are on the same page as to what improvements will be constructed. We will be glad to add this to the Development Agreement terms.

Staff Summary and Council input: BGV has indicated that they feel the specifics for stormwater management, landscaping, and lighting can be addressed at a later time such as the amendment to the Gondola Lots Master Plan or at site specific development permit review. Staff requests Council input on the following:

Does the Council agree that stormwater management/detention should be done in a manner consistent with the Town's Engineering standards?

Is the Council comfortable with this approach in the Development Agreement or does the Council wish to see drawings of stormwater and detention facilities on Parcel 1 prior to moving forward with the Development Agreement?

Does Council want to see plans that show where new landscaping will be located on Parcel 1 or is the Council comfortable with these issues being addressed at subsequent steps in the development process (e.g., master plan amendment, development permit review)?

Does Council want to see exterior lighting that meets the Town's exterior lighting regulations?

Does Council want to see plans that show where new lighting will be located on Parcel 1 or is the Council comfortable with this issue being addressed at subsequent steps in the development process (e.g., master plan amendment, development permit review)?

Does Council desire more specific guidelines regarding hours and days that a parking attendant would be working on Parcel 1?

Parcel 2 Concept (North Goldrush Lot)

Workforce Housing: At the August 22nd worksession, the Council supported the concept of workforce housing and skier parking for Parcel 2. The Council requested more information to help determine the appropriate unit count. The applicants have provided refined housing plans that show building massing, unit types, and total square footage.

Overall, the concept proposes 64,651 sq. ft. of employee housing density, 25,416 sq. ft. of which is for required employee housing mitigation related to development within the development agreement area. Under the current code, the concept will require 53.9 SFEs, 21.2 SFEs of which are for the required housing mitigation and will be provided by the applicant's density pool. The remaining 32.7 SFEs are for additional employee housing beyond what is required by Code. Understanding there will be some design refinement at the site-specific level, the applicant has requested the Town provide up to 35 SFEs of density to cover the additional employee housing units above Code through the development agreement.

The proposed concept features 93 units, 40 studio units, 10, 6-bedroom dorm units and 43 one-bedroom units totaling 143 beds. The 6-bedroom dorm units are designed to be flexible in that they can have the bedrooms rented individually. The 6-bedroom dorm units feature a shared living room and kitchen with each bedroom having the ability to be locked.

The recommended Area Median Income (AMI) formula does not list dormitory style housing, so there is not a specific formula for setting the rent caps for dorms on that chart. Whatever the Town decides for rental caps will set some precedent and will need to be spelled out in the development agreement. A formula for initial rents as well as increases over time will need to be specified in the Development Agreement.

The applicant has requested to limit the rental of the developer provided density one-bedroom units to 100% Area Median Income (AMI). The proposed studio unit rentals that require Town of Breckenridge provided density are proposed to be limited at 60% AMI, and the Town of Breckenridge provided density dorm style bedroom rentals limited at approximately 90% of a 60% AMI studio unit. All units are proposed to be deed restricted with the standard deed restriction terms listed in the Town Administrative Housing Rules and Regulations listed below.

The Administrative Housing Rules and Regulations (adopted in October 2022). Article 3. A., B., and C. state:

"A. Minimum Lease Term: When rental of an affordable workforce housing unit is authorized, all rental contracts shall be at least three (3) consecutive months in duration. Any such tenancy approved by the Town of Breckenridge shall be to a person meeting the definition of a Qualified Occupant. Unrelated roommates must all be qualified occupants and must all be included as tenants on the lease.

B. The Town will establish a maximum rental rate for each rental unit based on factors including the market conditions, the type of development and/or the AMI targets.

C. Use as a Short-Term Rental Prohibited: Rental units may not be used for or be eligible for short-term rental as defined in title 4 of the municipal code.)"

Staff supports the 40 studio units priced at 60% AMI (\$1,164 per month) but believes pricing the one-bedroom units at 100% AMI (\$2,078 per month) is too high considering the community's need is 31%-60% AMI. A 60% AMI one-bedroom unit currently rents for \$1,247 per month.

In regard to the proposed dorm rooms, the Town has always used unit size to determine rent (80% AMI=\$4,600 for a six bedroom unit) and not viewed the bedrooms as individual 200-250 sq. ft. studio units (80%AMI-\$9,312 per month for 6 studios). Since the 200-250 sq. ft. bedrooms do not meet the minimum employee unit size, they really can't stand alone as "units".

Staff spoke with Summit County and Silverthorne because they have some experience with room rentals, single occupancy units and shared/common space, as well as individual hotel room rental. Both entities recommended that the income of the employees be considered in any formula, as opposed to

manipulating the AMI chart. The County currently caps single occupancy rooms at \$900 per month which is affordable to employees making \$17.30/hr (40hrs) or employee making \$23.07/hr (30hrs). Staff believes \$17-\$23 is good representation of wages. Rent of \$900 per month is more than the ski area currently charges at Breck Terrace where the rent is \$900 for a one-bedroom unit (not shared) or \$595 per person for sharing a 2 or 3 bed unit. For comparison the Town/County are currently charging \$1,800 monthly per 2-bedroom unit at Huron Landing. In addition to a rental cap being established, staff recommends a maximum yearly rental increase of 2% be prescribed in the development agreement to ensure long-term affordability instead of the units and bedrooms being tied to AMI, which is extremely volatile.

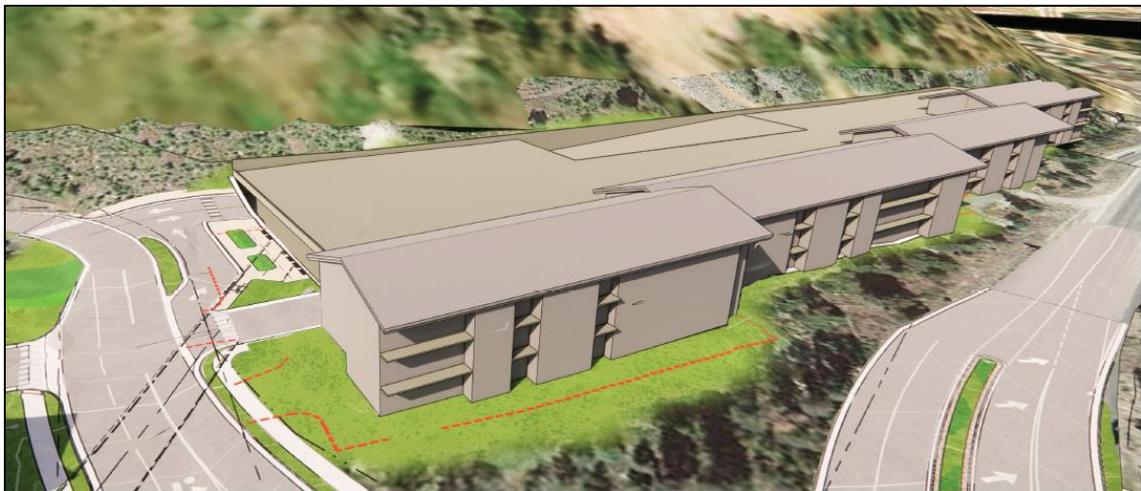
Is the Council comfortable with the proposed number and type of units?

Does the Council support establishing a rental cap and maximum yearly rent increase as an acceptable alternative to AMI?

Is the Council supportive of transferring up to 35 SFEs of Town-owned density to the property for all density beyond the 21.1 SFEs that BGV will use from their density pool for their required housing units?

Building Height and Massing: The applicants have provided conceptual massing renderings that show a three-level parking structure faced with three levels of housing on the eastern façade. The wrapping of the eastern façade will increase the curb appeal of the structure as compared to a standard parking structure. Due to the angled shape of the lot, the building is forced to step inward at three different locations. The stepping of the building helps break up the perceived length of the building.

Building height is shown at just under 3.5 stories by code when measured to the tallest point (the mid-point of the southeast gable). The land use guidelines discourage buildings that exceed two-stories but further clarify that “Buildings of three stories may be acceptable only if situated in such a way that the hill to the west provides an appropriate backdrop, and sufficient trees are left to the east to provide adequate screening. Staff believes that due to the backdrop of Shock Hill and with a decent amount of tree buffer to the east, three-stories is an acceptable height before negative points under Policy 6R are recommended. By utilizing 3 stories as the recommended height, the proposed design would incur negative five (-5) points) under Policy 6R for being less than a half story over the recommended height.



Conceptual Massing

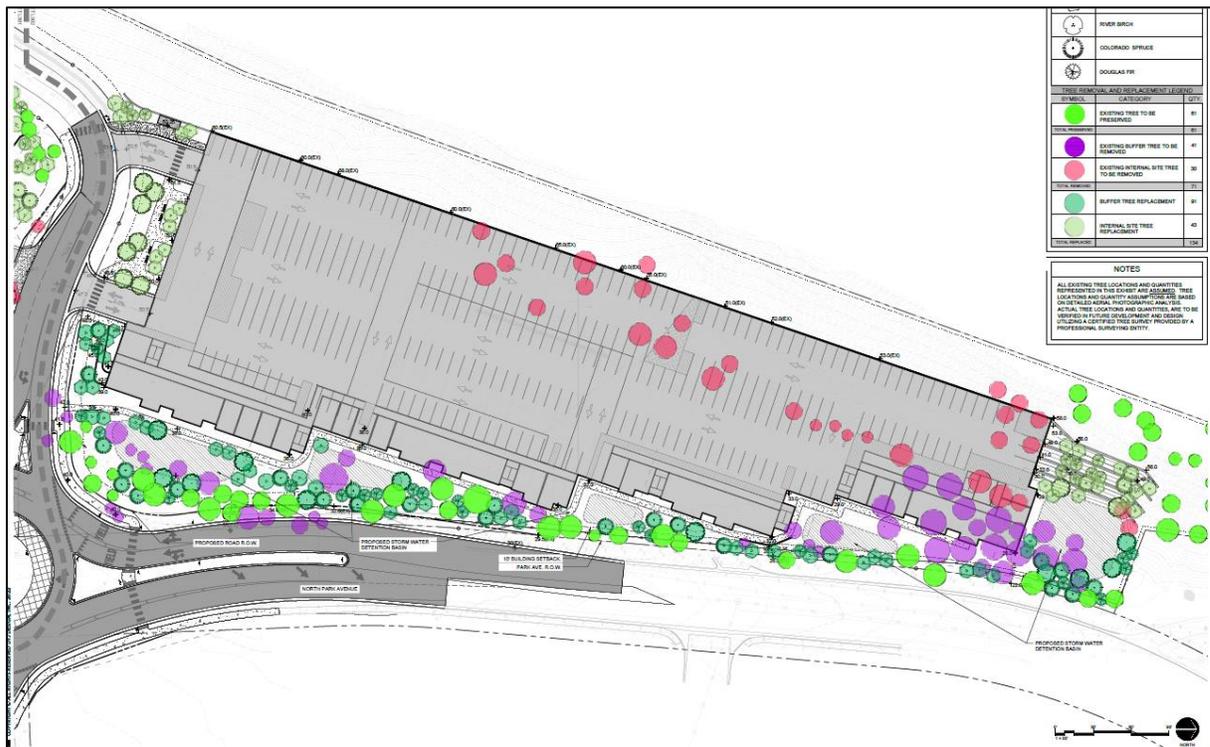
Staff is supportive of the applicant's desire to maximize the installation of photovoltaic panels on the structure to offset energy throughout the Development Agreement area. Staff understands the applicants concern to not incur points for height overages associated with the panels. However, staff believes that due to the lot sloping uphill to the west, building height associated with photovoltaic panels placed above the parking deck will not measure greater than the high point of the structure in the southeast gable of the housing portion of the building. Staff also believes installing photovoltaic panels on the employee

housing roof forms can be accomplished without any impact on building height. Therefore, based on the proposed design, staff does not support a unilateral height waiver for photovoltaic panels without a conceptual design showing that a waiver is necessary.

Does the Council find the conceptual massing and height of the structure acceptable?

Does the Council concur with staff that a height waiver is not justified at this point for photo voltaic equipment?

Site Buffering and Disturbance: At the September 26th worksession, the Council requested that a tree preservation plan be prepared for Parcels 2 and 3. Throughout the previous Gondola Lots Master Plan and site specific reviews, staff has emphasized that all design options for the Gold Rush Lots should retain the mature tree buffer along Park Avenue. The applicants have provided a conceptual tree plan, displayed below, that shows 33 mature trees preserved (bright green) and 38 mature trees to be removed (purple) that currently provide site buffering from Park Avenue. To offset the loss of mature trees, 91 new trees (green) are proposed to enhance site buffering and diversify forest health. Staff is open to the concept of preserving a substantial quantity of mature trees and planting a significant amount of new trees to ensure long-term site buffering.



Tree Plan

Site Disturbance The proposed parking and workforce housing structure is a large building that is designed to be built into the hillside in an effort to preserve more mature trees and have a greater setback distance from Park Avenue. The design will require an extensive amount of shoring and large retaining walls where the building is placed into the hillside. Policy 7R, Site and Environmental Design, features multiple sections where negative points can be assigned for excessive site disturbance, large retaining walls and excessive cut and fill. Below is language from Policy 7R related to these topics.

Policy 7R, Site and Environmental Design:

“2 x (-2/+2) A. Site Design and Grading: In order to reduce the amount of site disturbance, including vegetative removal, developments should be designed in a manner that minimizes the amount of cut and

fill on a site, particularly those areas visible from adjacent properties and rights-of-way. Placement of buildings on the site should be accomplished in a manner that further minimizes new grading and any vegetative removal necessary for site access and drainage. Grading large areas to create a flat "benched" building pad is strongly discouraged unless disruption is planned to be minimized with a mechanical shoring method. The Town must approve any such plan."

"2 x (-2/4+2) B. Retaining Walls: Retaining wall systems with integrated landscape areas are encouraged to be provided to retain slopes and make up changes in grade rather than cut/fill areas for slope retention.

Retaining wall systems made of, or faced with, natural materials such as rock or timbers are preferred. Other materials that are similar in the nature of the finishes may be considered on a case by case basis, but are not recommended for use in locations visible from streets or public areas.

Smaller retaining wall systems generally not exceeding four feet (4') in height that incorporate vegetation between walls without creating excessive site disturbance are preferred. It is understood that, depending on the slope of the site, the height of retaining walls may vary to minimize site disruption. If an alternative site layout that incorporates retaining walls taller than four feet (4') but causes less site grading and complies with all other relevant Development Code policies is viable, then it shall not be assessed negative points because of its height."

The applicants acknowledge that by constructing the building into the hillside they will have a large cut and will be required to use large retaining walls. Since these design characteristics are contemplated, and could earn significant negative points under Policy 7R at a future review, the applicants have requested relief from accruing negative points. Staff generally believes tucking the building into the hillside in an effort to provide more buffer and greater setbacks from Park Avenue is a positive trade-off. Staff also acknowledges that since most of the interior of the site was previously disturbed by the surface parking lot, that only the edges of the site (the western hillside and the eastern tree lined strip adjacent to Park Avenue) are areas of concern related to Policy 7R. From that standpoint staff believes that language created for the waiver of negative points related to disturbance to the hillside should be tied the ability to preserve a percentage of mature trees along Park Avenue.

The applicants also requested relief from Policy 8A, Ridgeline and Hillside Development, relative to the proposed design. Staff finds that since the proposed building is located on the valley floor and contemplates good site buffering as opposed to being developed higher up on a hillside or at ridgeline that Policy 8A is not applicable to the design.

[Does the Council support the proposed tree retention and replanting approach for Parcel 2?](#)

[Does the Council support providing relief from Policy 7R, based on the ability of the applicant to preserve the proposed tree buffer along Park Avenue?](#)

Shuttle Drop Off: Circulation to accommodate required shuttle buses to and from the parking structure was redesigned to meet the Town's road cut spacing and turn radius requirements. The Engineering Division reviewed the revised plans and supports the concept of the interior of the garage being utilized for bus circulation. They also believe that turning radiuses can be accommodated within the proposed area.

Pedestrian Crossing: The Council requested information about different pedestrian crossing options at the intersection of Park Avenue and French Street, including a pedestrian tunnel option. In general, staff prefers an underground pedestrian crossing option. However, due to numerous utilities located in the area, such as the high-pressure gas line and water and sewer lines, it is unknown if a viable underground pedestrian crossing can be accommodated. Further study will be needed to understand the feasibility of various pedestrian crossing options at this location. The applicants desire to continue to work with the Town to provide a mutually agreed upon safe pedestrian passage across Park Avenue. The applicants request further discussions and resolution of the safe passage to take place with the Town Council during a work session(s) prior to the formal submittal of a request to Amend the Gondola Lots Master Plan and are willing to add this requirement to the terms of the Development Agreement.

Does the Council support discussing pedestrian crossing options between an approval of the Development Agreement and the formal submittal of an application for the amendment of the Gondola Lots Master Plan?

Parking: To be compliant with the 2003 parking agreement 400 winter recreational parking spaces must be maintained on the Gold Rush lots. In addition to those 400 spaces, all required parking for any residential development must be provided onsite as well. The proposed residential programming requires an additional 135 parking spaces as shown below.

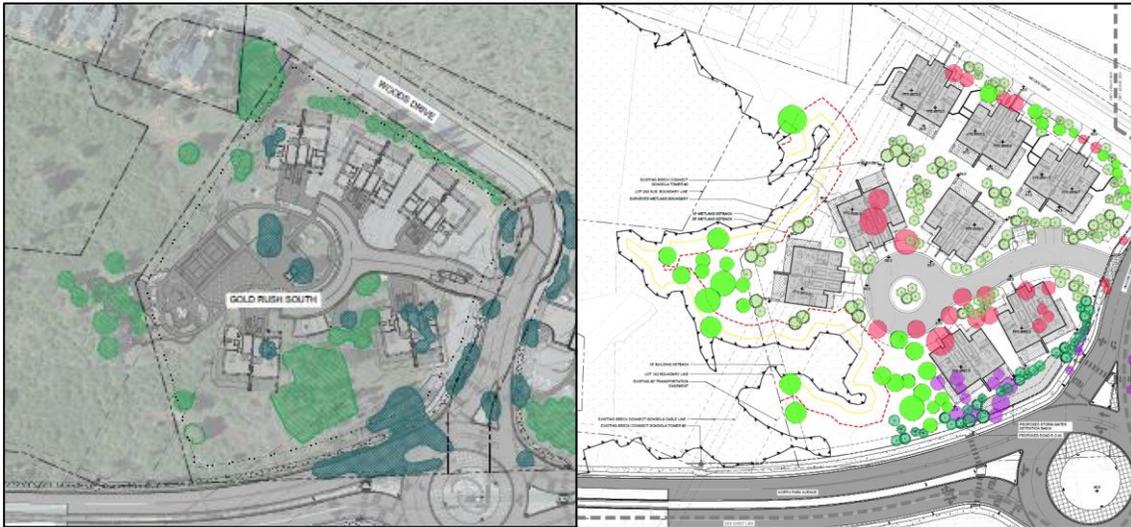
Residential Units	Minimum Required	Total Parking Required
40 Studio Units	1.0 per dwelling unit	40 Parking Spaces
43 One-Bedroom Units	1.5 per dwelling unit	65 Parking Spaces
60 Dormitory Beds	0.5 per bed	30 Parking Spaces
Total		135 Parking Spaces

The applicants request to reduce the amount of parking required for the one-bedroom units from 1.5 spaces per unit to 1.0 spaces per unit in an effort to reduce the size of the parking structure and vehicle trips. They believe that 1.5 spaces are unnecessary and many of the residents will most likely not own a car. They also note the parking structure will only be opened to the public after the Town's structure is filled. The Off-Street Parking Regulations allow for decreases in parking rates for mixed use developments over 100,000 square feet or via shared parking agreements. (Provided a qualified parking consultant's analysis is provided and reviewed/approved by the Town.) Staff notes this proposal is not a mixed-use development and only has 64,651 sq. ft. of space but believes that a reduction to 1.0 spaces per one-bedroom unit is a reasonable request that can be granted through the development agreement at the Council's discretion.

Does the Council support reducing the required parking for one-bedroom units to 1.0 parking spaces per unit?

Parcel 3 Concept (South Gold Rush Lot)

Site Buffering: The project was redesigned to minimize permanent wetlands disturbance and provide tree buffer along Park Avenue. Like Parcel 2, the applicants have provided a conceptual tree plan for Parcel 3, displayed below, that shows 14 mature trees preserved (bright green) and 14 mature trees to be removed (purple) that currently provide site buffering from Park Avenue. To offset the loss of mature trees, 33 new trees (green) and a landscape berm are proposed to enhance site buffering and diversify forest health. Like Parcel 2, Staff is open to the concept of preserving a substantial quantity of mature trees and planting an adequate amount of new trees to ensure long-term site buffering. For comparison, the "Previous Tree Plan" that was part of the Gondola Lots Master Plan site-specific development review is included below. Light green areas in the previous tree plan depict trees to be retained and dark green represents trees to be removed. With this previous tree plan, the Commission found the proposal complied with the Master Plan because most of the tree removal was required to accommodate the roundabout and pedestrian improvements. Staff finds the current tree plan to be like the previous tree plan with the added benefit of new plantings and a landscape berm.



Previous Tree Plan

Current Tree Plan

Does the Council support the proposed tree retention and replanting approach for Parcel 2?

Wetlands: As noted above, the project was redesigned to minimize permanent wetlands disturbance and anticipates filling less than 0.2 acres of non-jurisdictional wetlands. To offset this disturbance 0.20 credits/acres from the Colorado Western Slope In-Lieu Fee Program will be purchased along with dedicating approximately four acres of adjacent wetlands to the Town. In discussions with the Engineering Department, the applicants have committed to providing a wetlands mitigation plan that follows Summit County submittal requirements for a wetlands disturbance permit for the Town's review/approval as specific requirements for a wetlands report are not defined in current Town Code. The wetlands mitigation plan is currently being prepared with an estimated completion date prior to the end of October 2023. Assuming the report is completed within this timeframe, Engineering staff will review the report and provide a response at the November 14th worksession to the applicant's requested Code waivers.

Circulation: Due to the revised layout away from the wetlands and Park Avenue, the applicants request relief from the Engineering Process and Regulations, Off-Street Parking Regulations, and the corresponding Development Code Policies 16/Internal Circulations, 17/External Circulation, related driveway cross-slope, and allowance to have more than four residences served by a private driveway. The private driveway serving the proposed 10 interior residences will be constructed and maintained by the developer. Along with providing a response to the applicant's wetlands mitigation plan, the Town Engineer will provide an analysis regarding this request.

Parcel 4 Concept (East Peak 8 Hotel Site)

Remaining issues to be discussed at the November 14th worksession.

Parcel 5 Concept (Four O'clock SFH Sites)

The Council did not have any substantial concerns with the two homesites (7,500 square feet of density each) but did emphasize a desire for the applicant to work with the adjacent neighbors in the Four O'clock subdivision and retain site buffering and formalize trail access. The Council also supported utilizing a private driveway for access to the two homesites. A master plan amendment is required to allow single-family homes in the Peak 8 Base Area of the Peak 7 and 8 Master Plan.

Parcel 6 Concept (Area Southwest of Timber Trail)

Home and Lot Size: The conceptual lots have been reduced from 20 to 16 total lots and with increased lot sizes ranging from 0.56 to 1.14 acres. The conceptual lot sizes are slightly larger than the 22 lots in the neighboring Timber Trail Fillings 1 and 2 which range in size from 0.34 to 1.06 acres. At

1.25 times the in-town water plant investment fee (PIF) rate specified in section 12-4-3 of the Town Code prior to the issuance of a building permit on each of the individual lots for Parcels 5 and 6. The applicant does not oppose this request.

Is the Council supportive of instituting a PIF rate that is 1.25 times the listed in-Town rate for the properties within Parcels 5 and 6?

All Parcels

Positive Points for Public Benefit Commitments in the Development Agreement: Under section 9-9-12: Mandatory Development Agreement Provisions, of the Town Code:

“J. In connection with an application for a development permit to develop the real property that is the subject of a development agreement the application shall not receive an award of positive points under the Development Code for any commitment offered to the town by the applicant pursuant to Section 9-9-4, or any other obligation or requirement of the applicant under the development agreement.”

“9-9-4 Commitments:

Applicants for development agreements are encouraged to make commitments to the town which enable the town to obtain supplemental facilities or benefits which cannot lawfully be obtained by the town through existing regulations, standards or policies. The town council may consider commitments which may include, but shall not be limited to, the following:

- A. The provision of open space, trails and environmentally sensitive lands through dedication or other means.*
- B. The establishment and implementation of site design or other standards above and beyond established town requirements or existing development entitlements.*
- C. The provision of employee housing.*
- D. The reduction of density. (Ord. 3, Series 1999)”*

The applicants are considering proposing the following items as public benefits that were previously awarded positive points at various master plan amendments and site-specific reviews. The applicants desire to maintain their ability to receive positive points at a future master plan or development permit review even if they are offered as community benefit commitments.

- Roundabout construction and pedestrian improvements at the North Park Avenue and French Street intersection.
- Dedication of South Gold Rush Wetlands as Open Space
- Providing space for the BOEC

Since the Mandatory Provisions for Development Agreements explicitly state that commitments offered under Section 9-9-4 are not eligible for positive points under the Development Code, staff does not believe it can be written into a Development Agreement that positive points can be awarded even if desired by the Town Council for those commitments.

Ski Hill Road/ Park Avenue Single Lane Roundabout Feasibility: A single-lane roundabout design overlay for the intersection of Ski Hill Road and Park Avenue is provided. Staff has reviewed the overlay and agrees with the applicant’s assertion that constructing a roundabout at this location is not feasible due to existing building programming, land ownership issues and steep grades from west to east.

Summary Table:

Staff has also included a summary table of outstanding questions for the Council and anticipated requests for Code relief from the applicant. Staff will be happy to receive any additional feedback or answer any questions.

Summary of Considerations

Parcel Name	Questions for Council	Requested Code Relief	Deal Points
Parcel 1 (North Gondola)	<ul style="list-style-type: none"> • Determine appropriate Drainage, Lighting and Landscaping commitments. • Determine guidelines regarding hours and days that a parking attendant would be working on Parcel 1 	<ul style="list-style-type: none"> • Relief from the off-street parking standards. 	<ul style="list-style-type: none"> • Designated use shall remain as day-skier/visitor parking. • Parking counts will be based on historical parking counts not code compliant parking spaces. • Onsite drainage and detention improvements must be provided. • Waiver from interior landscaping and snow stacking is acceptable. • Perimeter landscaping shall be enhanced. • Lighting should be improved and meet dark sky requirements.
Parcel 2 (North Gold Rush)	<ul style="list-style-type: none"> • Determine the appropriate amount of workforce housing units. • Determine appropriate pedestrian crossing design. • Determine appropriate amount of tree retention along Park Avenue. • Determine if relief from Policy 7/R is appropriate form associated disturbance to the hillside from the design of the parking structure. • Determine if the required parking for one-bedroom units can be lowered from 1.5 to 1.0 spaces per unit. 	<ul style="list-style-type: none"> • Additional density for the purpose of building more workforce housing than required by Code. (Existing density must be utilized for all required employee mitigation.) • Possible relief from Policy 7/R for cutting into the hillside. • Lower required parking for one-bedroom units from 1.5 to 1.0 spaces per unit. • Provide relief from Policy 7R related to site disturbance 	<ul style="list-style-type: none"> • Provide roundabout and other pedestrian crossing improvements at French and Park Avenue intersection. • Provide a to-be-determined amount of workforce that is beyond what Policy 24A requires.

		and retaining walls.	
Parcel 3 (South Gold Rush)	<ul style="list-style-type: none"> • Determine the appropriate amount of site programming (density and site disturbance). • Determine the appropriate amount of tree preservation. • Determine the Amount of acceptable, if any, wetland disturbance. • Determine if relief from the Engineering Standards related to driveways and circulation is acceptable. 	<ul style="list-style-type: none"> • Allow revegetation of trees lost on Park Avenue due to roundabout and sidewalk construction. • Allow relief from the Engineering Standards related to driveways and circulation. 	<ul style="list-style-type: none"> • Provide 4-acre dedication of wetlands and Open Space on Parcel 3 as community benefit.
Parcel 4 (East Peak 8 Hotel)	<ul style="list-style-type: none"> • Should the building be designed to step down along the eastern façade or have increased setbacks without stepping? • Shall the applicant <i>applicant be responsible for any permit identified geometric roadway improvements, including but not limited to: turn lane extensions, curb & gutter realignment, and associated drainage infrastructure?</i> • Does the Council have additional comments on traffic or roadway improvements? 	<ul style="list-style-type: none"> • A request for 220 SFEs of density to allocated to the site. • Waiver of on-site mitigation requirements of REMP and allowance to offset outdoor energy by installation of solar on other BGV buildings in Town, subscription to solar/wind gardens outside of the County, and if necessary payment in lieu. 	<ul style="list-style-type: none"> • Allocate 220 SFEs of density, including 13.75 commercial SFEs, 7.2 SFEs support. 87.8 SFEs are currently within the Peak 8 Base Area. An additional 132.2 will need to be transferred to the site from the Gondola Lots Master Plan area. • Allow up to 279 vehicles to be parked underground onsite, with 75 of those spaces to be used exclusively by Vail Resorts employees. • Underground garage square footage shall be exempted from Policy 3A: Density. • Provide a waiver of on-site mitigation requirements of REMP and allowance to offset outdoor energy by installation of solar on other BGV buildings in Town, subscription to solar/wind gardens outside of the County,

			<p>and if necessary payment in lieu.</p> <ul style="list-style-type: none"> • Provide a waiver for the second curb cut off of Ski Hill Road. • Eliminate access to site from Sawmill Run Road upon reception of a certificate of occupancy. • Retain the environmental improvement fund commitment from the previous Lionheart Development Agreement in the new Development Agreement and make the term of the agreement the life of the building. • Provide annual trip reports to the Town for the first 5 years after obtaining a certificate of occupancy.
Parcel 5	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Request for relief to exceed recommended slope for driveways. 	<ul style="list-style-type: none"> • Relief to exceed recommended slope for driveways if similar to developed conditions for Timber Trail was found to be acceptable.
Parcel 6	<ul style="list-style-type: none"> • Determine the appropriate home size limitation or FAR. • Determine the appropriate number of single-family lots. • Is the Council supportive of instituting a PIF rate that is 1.25 times the listed in-Town rate for the properties within Parcels 5 and 6? 	<ul style="list-style-type: none"> • Master plan amendment to add density for single-family homesites. • Relief to exceed recommended slope and length for a dead-end roadway. • Relief to exceed recommended slope for a driveway. • May wish to proceed with development without having a 	<ul style="list-style-type: none"> • Conceptual lot shape and dimensions were found to be acceptable. Flagpole lot design should be eliminated. • Master Plan Amendment is favored over an amendment to the LUGs to allow density transfer for creation of new single-family lots. • Relief to exceed recommended slope and length for a dead-end roadway if similar to developed conditions for Timber Trail was found to be acceptable.

		Hydrology Analysis performed.	<ul style="list-style-type: none"> • Provide access to site by extending Timber Trail Drive through Tract A. • Open space fee in-lieu dedication shall be based on an appraisal completed at the time of subdivision. • Institute a PIF rate that is 1.25 times the listed in-Town rate for the properties within Parcels 5 and 6. • Provide a hydraulic study prior to subdividing Parcel 5 or 6 into Single-family homesites.
All Parcels	<ul style="list-style-type: none"> • We need to understand exact densities to assign to each parcel. 	<ul style="list-style-type: none"> • Request for extended vesting for the amended Peak 7 & 8 Master Plan and Gondola Lots Master Plan. 	<ul style="list-style-type: none"> • 8 years extended vesting for the amended Peak 7 & 8 Master Plan. • 5 years extended vesting for the amended Gondola Lots Master Plan.

October 16, 2023

Mark Truckey and Chris Kulick
Town of Breckenridge Community Development Department
Post Office Box 168
Breckenridge, CO 80424

RE: Gondola Lot and Peaks 7 & 8 Master Plans Redevelopment

Mark and Chris,

Thanks to you and Shannon Smith for meeting with us to discuss our request and the upcoming Town Council work session. In response, we have provided additional information, plans, and graphics for your review. The following are responses and comments to your questions:

Density Assignment

We are currently working on the various building and subdivision layout designs for the parcels taking into consideration Town Code requirements. We have a good understanding of how each parcel will be developed, but we expect further refinements to the plans that may impact the square footages as they progress. As you know, there is a total of 288.8 single-family equivalents (SFEs) on Parcel #4 (Lot 4, Peak 8 Subdivision Filing No. 1) and in the Gondola Lot Master Plan. To allow for further plan refinement, we propose the following SFEs be allocated to each parcel, with an overall 288.8 SFEs maximum:

Parcel	Proposed Use	Single Family Equivalents (SFEs)
1	Parking Lot	0
2	Employee Housing/Parking Structure	Up to 25 Developer provided and Up to 35 Town provided
3	Duplexes	Up to 30
4	Hotel/Timeshare/Commercial	Up to 220
5	Chalet Single-Family Homes	Up to 2
6	Single-Family Subdivision	Up to 16

Consequently, the individual proposed parcel SFEs total greater than 288.8, but 288.8 will be the maximum. Any additional Town transferred density into Parcel #2 for employee housing would be added to the 288.8 SFEs.

Parcel #1/Parking Lot

We understand the Town's perspective related to the existing parking lot improvements and agree to provide limited improvements as we heard from Council at the last work session. As the parking lot currently does not meet a number of Town Code requirements and only limited improvements will be constructed, these improvements will be done through a stand-alone site plan application, so that Parcels #2 and #3 will not be negatively impacted. We note that any improvements to the site will result in a decrease of parking spaces and would like to recognize the existing lot capacity of 610 parking spaces to count towards the overall parking spaces required in the 2003 Parking Agreement.

We will submit a stand-alone site plan application to the Town for review/approval of limited required basic improvements relating to water quality, landscaping, and lighting. Absolute and Relative Development Code Polices should be deemed inapplicable, as well as any Engineering Process and Regulations, and Off-Street Parking Regulations, provided the below are met in cooperation with the Town. The following will be provided:

- Stormwater strategies will be analyzed and constructed focusing primarily on water quality treatment such as water quality vaults and infiltration areas. On and off-site improvements will be investigated for maximum results.
- A limited amount of landscaped pockets will be provided considering snow storage locations and the water quality improvements.
- A limited amount of dark sky compliant lighting will be provided on-site for pedestrian safety and to provide safe connections off-site. The lighting will meet as much as practical the terms of Absolute Policy 46/Exterior Lighting and Title 9, Chapter 12 Exterior Lighting Regulations of the Town Code.
- A parking attendant will be on-site during the winter ski season to facilitate vehicle parking on the lot.

We believe that further discussions and resolution of the parking lot improvements with the Town Council during a work session(s) are necessary prior to the formal submittal of an Amendment request to the Breckenridge Grand Vacations Gondola Lot Master Plan so that we are on the same page as to what improvements will be constructed. We will be glad to add this to the Development Agreement terms.

Parcel #2/Employee Housing and Parking Structure

This site will be developed with our total required employee housing per Absolute Policy 24. This includes Parcel #4's on-site required housing in an effort to reduce vehicle trips up and down Ski Hill Road and provide employee housing in the core of Town where services and amenities are located for the residents. As previously discussed, the parking structure will be partially wrapped with employee housing and pushed back into the hillside in an effort to reduce its perceived massing and preserve trees where possible along Park Avenue. (A geotechnical report will be prepared and its findings will be used to design the retaining wall system.) To that end, we will

need relief from Policies 7 and 8 related to site disturbance, retaining walls, and buffers, and also Policy 6 due to the design of the parking structure's stair towers and the clearance needed for bus circulation underneath the structure. As many existing trees as possible will be preserved and a robust landscaping plan will be provided along Park Avenue to help provide privacy and screening and to help diversify the forest and tree health in this area. We note that some of these trees have reached the peak of their life span and/or are unhealthy. (Please refer to the plans and perspective for details.)

Snow storage will be a challenge based upon the size of the parking deck, and perhaps open space, due to size of the building, the shape of the lot, the effort to maintain the trees along Park Avenue, and the needed on-site detention pond. Thus, we ask for a waiver from Policy 13/Snow Storage and Policy 21/Open Space, if needed. As noted below, approximately four acres of wetland area on Parcel #3 will be dedicated to the Town. If required based on the final design of the project, we ask that this dedication meet Policy 21/Open Space for the site.

Private locker storage areas will be provided for the residents per Code, but due to the location of the building—in the Town core and near trails, open space, and the recreation path, we do not believe any recreational amenities are needed. In the past, Policy 20/Recreational Amenities has been inconsistently applied to private employee housing developments (some development such as Moose Landing were not required to provide any interior or exterior recreational amenities). We ask that this be not be applicable to the project as well.

As previously discussed with the Council, we would like to reduce the amount of parking required for the one-bedroom units from 1.5 spaces per unit to 1.0 spaces per unit in an effort to reduce the bulk of the building and vehicle trips. We believe that 1.5 spaces are unnecessary and many of the residents will most likely not own a car. The parking structure will only be opened to the public after the Town's structure is filled, so any extra needed residential parking can be located here. The Off-Street Parking Regulations allow for decreases in parking rates for mixed use developments over 100,000 square feet or via shared parking agreements. (Provided a qualified parking consultant's analysis is provided and reviewed/approved by the Town.)

In terms of the units, please see the attached plans showing a mix of studio, one-bedroom, and dorm-style units. As previously noted on the first page, BGV will provide up to 25 SFEs to cover the amount of required employee housing at Parcel #4. This includes the employee housing generated from the proposed residential and commercial uses. We ask the Town to transfer up to 35 SFEs of density to cover the additional employee housing units. We ask that section 9-1-19-24.A. subsection C.2 requiring employee housing be found non-applicable since we will be constructing this building before all others and restricting the units at the time of certificate of occupancy—well before the required employee housing units are needed for Parcel #4. (Parcel #4 will be constructed last.)

We have designed our required employee housing units to meet Absolute Policy 24 and the employee housing definition of the Code and will provide a covenant relating to the lease terms as

required in the Policy and the Administrative Housing Rules and Regulations (adopted in October 2022). Article 3. A., B., and C. state:

A. Minimum Lease Term: When rental of an affordable workforce housing unit is authorized, all rental contracts shall be at least three (3) consecutive months in duration. Any such tenancy approved by the Town of Breckenridge shall be to a person meeting the definition of a Qualified Occupant. Unrelated roommates must all be qualified occupants and must all be included as tenants on the lease. B. The Town will establish a maximum rental rate for each rental unit based on factors including the market conditions, the type of development and/or the AMI targets. C. Use as a Short-Term Rental Prohibited: Rental units may not be used for or be eligible for short-term rental as defined in title 4 of the municipal code.)

We are currently working with Town Staff on the specifics of the rental terms and seek to limit the rental of the developer provided density one-bedroom units to 100% Area Median Income (AMI) with the above deed restriction terms, the Town of Breckenridge provided density studio unit rentals limited at 60% AMI, and the Town of Breckenridge provided density six-plex dorm style unit rentals limited at approximately 90% of a 60% AMI studio unit.

We would also like recognition of cooperating with the Town to provide additional employee housing on site—providing land and construction services in the future Master Plan Amendment or site plan review with positive points.

Resident and guest safety is a priority for us. We will construct a roundabout at Park Avenue and French Street and continue to work with the Town to provide a mutually agreed upon safe pedestrian passage across Park Avenue. Further discussions and resolution of the safe passage means will take place with the Town Council during a work session(s) prior to the formal submittal of a request to Amend the Breckenridge Grand Vacations Gondola Lots Master Plan. Again, we are glad to add this to the terms of the Development Agreement.

In order to accomplish the off-site mitigation on our existing buildings via solar panels or other solar systems, and for these not to incur any possibly negative points under Policy 6/Building Height, we ask for these improvements to be considered as appurtenant and excluded from the height measurement. The Code's development review process and Absolute Policy 5 applicable standards relating to solar systems will be followed.

Parcel #3

The project has been redesigned to remove all buildings from the remaining wetland areas. Less than two acres of non-jurisdictional wetlands will be filled and mitigated with 0.20 credits/acres from the Colorado Western Slope In-Lieu Fee Program and the dedication of approximately four acres of wetlands to the Town. In discussions with the Engineering Department, we will provide a wetlands mitigation plan following Summit County submittal requirements for a wetlands disturbance permit for the Town's review/approval. Thus, relief from the Engineering Design

Standards and Construction Specifications Section 7.6.1 Setbacks, subsection 3. relating to wetland mitigation and Title 10: Engineering Process and Regulations of the Town Code and corresponding Development Code Absolute Policy 31/Water Quality is requested.

Based upon further review of our plans, we believe that some small amount of grading and drainage improvements in the 25' wetlands setback adjacent to the future homes will be needed to create positive drainage away from them and keep water in the wetlands. Thus, we ask for relief from section 10-2-4-3 Setbacks of Title 10: Engineering Process and Regulations of the Breckenridge Town Code and 7.6.1 Setbacks of the Engineering Design Standards and Construction specifications to allow a limited amount of grading and drainage improvements in the 25' wetlands setback. Again, this is the new Code requirement that we spoke about previously.

Based upon the revised layout away from the wetlands and Park Avenue, we will also need relief from the Engineering Process and Regulations, Off-Street Parking Regulations, and any corresponding Development Code Policies 16/Internal Circulations, 17/External Circulation, and Policy 26A for multiple curb/driveway cuts, driveway cross-slope, and allowance to have more than four single-family homes served by a private driveway. The private driveway serving these lots will be constructed and maintained by the developer.

As already mentioned, we will preserve as many trees as possible adjacent to Park Avenue, but given the construction of the roundabout and sidewalk, some of these must be removed, and ask for a waiver from Policy 7 Site Design. Similar to Parcel #2's trees, many of these trees have reached their life span and/or are unhealthy. (Please see pictures/overlay.) We will maintain as many healthy trees as possible and provide heavy revegetation efforts—diversity of tree species, newer/healthier trees that will last longer than the existing. New landscaping will help retain water in wetlands and as noted under Policy 7/R as a means of providing site buffering.

In order to accomplish the off-site mitigation on our existing buildings via solar panels or other solar systems, and for these not to incur any possibly negative points under Policy 6/Building Height, we ask for these improvements to be considered as appurtenant and excluded from the height measurement. The Code's development review process and Absolute Policy 5 applicable standards relating to solar systems will be followed.

Parcel #4

As requested during the last meeting, plans have been provided showing the building footprint and heights.

The new building will contain approximately 1,500 square feet of snow access area for the Breckenridge Outdoor Education Center (BOEC) to use for their programs along with six van accessible spaces inside the parking garage. We will also allow BOEC the use of our aquatic facilities for their programs. The building space, parking spaces, and the use of the aquatic facilities will be leased to them at \$1/year for 50 years. This is beyond the scope of what was previously

provided and would like positive points to be awarded at the time of Master Plan Amendment or Site Plan review under Policy 24/R Social Community subsection C. Social Services (4 (-2/+2)). We believe that providing these amenities to the BOEC will enhance their educational facilities and programs which will benefit many individuals and the entire community.

In our on-going effort to reduce the amount of parking on-site, we intend to provide 0.85 parking spaces per fractional unit, as previously allowed at Grand Colorado. We have found that 0.85 spaces per unit works well and will provide the Town a parking analysis supporting this. A parking reduction allowance is already allowed in the Peaks 7 & 8 Master Plan for lock-off units. We will also provide parking for the public spa use per the Development Code—as required for the public spa on Peak 7. Any necessary revisions to the Master Plan text needed to accomplish these two items will be made at the time of Master Plan Amendment. The hotel units, remaining commercial area, and guest service facilities will be parked according to the existing Master Plan terms. As mentioned last time, we will be overparked due to the 75 Vail and six BOEC parking spaces and will need relief from the Town's Off-Street Parking regulations.

Following-up on the Renewable Energy Mitigation Policy and Policy 33/Energy Conservation discussions from the last meeting, we have further studied these policies and revised/reduced the heated areas on our plans so that we are no longer seeking a waiver of negative points from Relative Policy 33, but only asking for REMP off-site energy mitigation allowance. We will mitigate all outside and inside building energy use with the following understandings:

- Outside mitigation via a three step approach: 1.) solar on-site; 2.) on BGV controlled properties within the Upper Blue Basin; and 3.) fee in lieu if off-set energy is not provided within 24 months of certificate of occupancy.
- Independent analysis to measure solar energy generated on buildings to ensure 100% off-set requirement is met.
- As provided for in the REMP policy, the efficiency calculator will reflect specific energy system specifications once designed for the building.
- Allow Staff to determine the extent of emergency egress and pedestrian circulation safety to be exempt from REMP and Policy 33 during the site specific approval process.

Based upon further discussions with Staff, we would also like to add language to the Peaks 7 & 8 Master Plan during its Amendment referencing Relative Policy 33/Energy Conservation subsection C. Other Design Features and subsection D. EV Capable and EVSE Installed Spaces so that positive points may be considered at the time of site specific review of Parcel #4 based on the proposed energy system(s), efficiencies, and innovations (i.e., tub length, weather monitor, living walls, etc.).

In order to accomplish the off-site mitigation on our existing buildings via solar panels or other solar systems, and for these not to incur any possibly negative points under Policy 6/Building Height, we ask for these improvements to be considered as appurtenant and excluded from the height measurement. The Code's development review process and Absolute Policy 5 applicable standards relating to solar systems will be followed.

Finally, because the building layout and lot design has not been finalized, we may need relief from Policy 20/Open Space at the time of site plan review. Again, we ask that the approximately four acres of wetlands on Parcel #3 be used to meet this requirement, if needed.

Parcel #5

We have no other follow-up items to be discussed. Thank you.

Parcel #6

The subdivision layout has been revised and now shows a private driveway serving Lots 2-6, and possible detention areas. We will continue to revise these plans, but at this time we are still seeking waivers from the Engineering Process and Regulations, Off-Street Parking Regulations, and Development Code Policy 26A that requires Engineering regulations to be met for the length of the Timber Trail Drive extension (600' maximum) and possibly, grade (6% maximum), relief from the driveway grades (8% maximum), and allowance to have more than four single-family homes served by a private driveway. The private driveway serving these lots will be constructed and maintained by the developer. We are in the mist of obtaining topographic information for this area and are hopeful, based on that information, all Town grade standards can be met.

As brought up during the last meeting, we are also asking for waivers from the Subdivision Standards for lot design – section 9-2-4-5.C.2. that calls to avoid lot depth greater than twice the width and section 9-2-4-5.C.3. that does not permit flag lots, if needed.

As discussed before, the homes will be limited in size to a total of 7,500 square feet—include the habitable and garage/mechanical areas. (As will the two new homes on Parcel #5.) In terms of compatibility with the existing Timber Trail subdivisions, the overall density of the revised subdivision will be well over the previously agreed to 0.60 acre average.

Transportation/Circulation

A single-lane roundabout design for the Park Avenue/Ski Hill Road intersection has been provided. As previously mentioned, this design is not feasible in our mind due to the geometric constraints and reduced level of service (LOS) F this will provide. We will be glad to review this further with you at the work session.

Thank you again for your comments and suggestions. We believe we have addressed them and those of the Council well and look forward to continuing to discuss our request with the Town.

Sincerely,

Mike Dudick

East Peak 8, Grandview, and Gold Rush Density Aggregation

Proposed Development Summary
as of October 16th, 2023

Allowable Density	
Existing EP8	87.8
EP8 Density Transfer	58.0
North Gondola & Gold Rush	143.0
Total Allowable Density	288.8

note: Parcel 4 SFEs are contingent on total allocated SFEs for Parcels 2, 3, 5, and 6. We intend to use all allowable density.

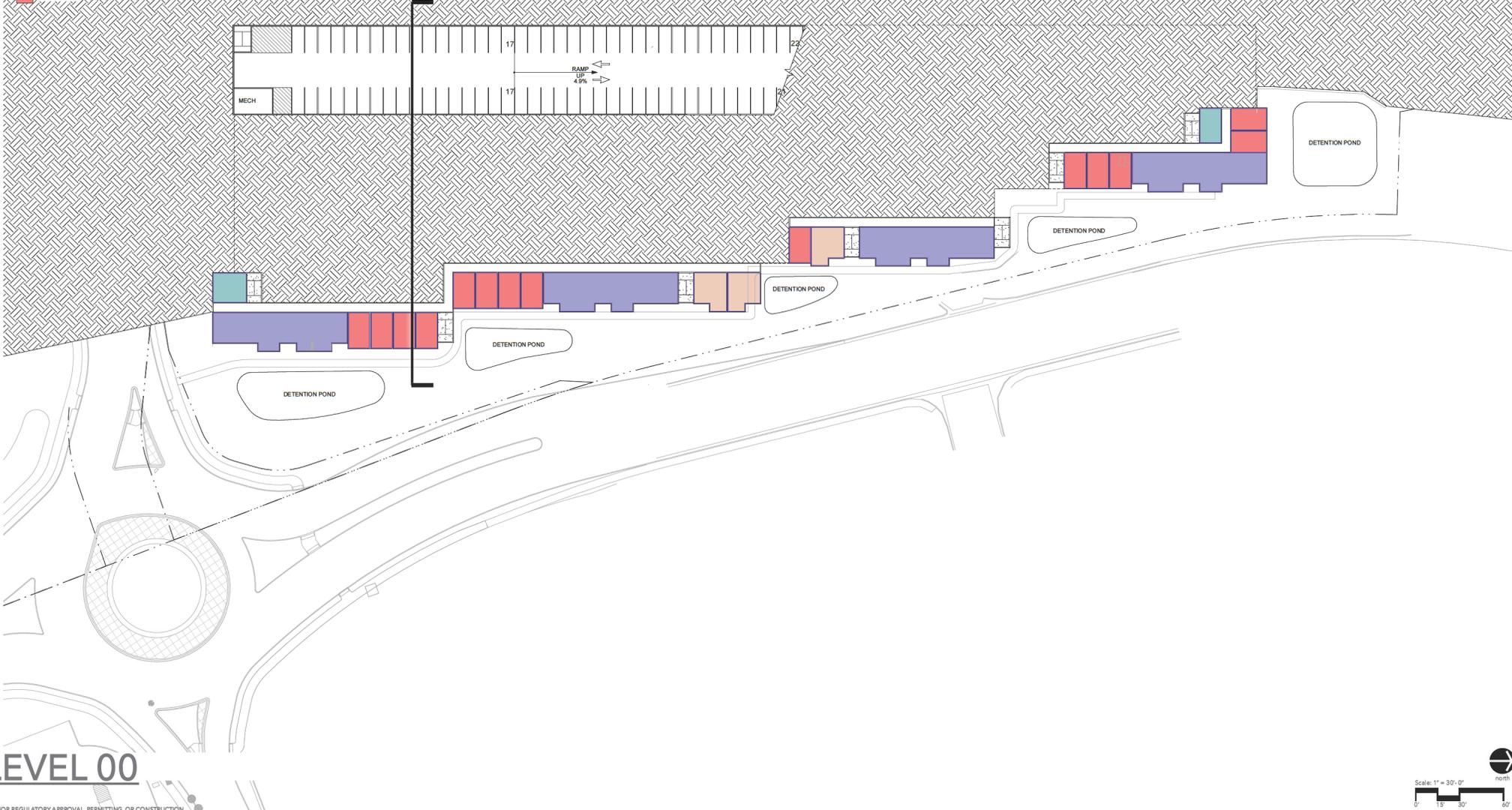
Parcel	Current SFEs	SF:SFE Multiplier	Current Square Footage	Max. Units/Rooms	Max. Employee Generation
Parcel 1 (North Gondola Lot)	-	n/a	-	-	n/a
Parcel 2 (North Gold Rush Lot Workforce Housing - Total Developer Requirement)	21.2	25.0	25,416	-	n/a
1BR Market Rate Units (Gross SF)			24,213		
Allocated Storage			1,203		
Parcel 3 (South Gold Rush Lot Duplexes)	30.0	30.0	48,000	16	n/a
Parcel 5 (Grandview Chalet Homes)	2.0	2.0	15,000	2	n/a
Parcel 6 (Grandview Single Family Lots)	16.0	16.0	120,000	16	n/a
Sub-Total Before East Peak 8 Hotel & Condos	69.2	n/a	208,416	34	n/a
Parcel 4 (East Peak 8 Hotel & Condos)					
Hotel	9.0	1,380	12,413	31	18.6
Condos	115.5	1,200	138,576	115	69.3
Guest Services	6.6	1,000	6,608	-	-
Commercial	9.3		9,322	-	85.0
Bar	0.3	1,000	279	-	2.8
Check-In/Concierge	0.7	1,000	651	-	2.1
Kitchen	1.6	1,000	1,577	-	16.1
Market	1.8	1,000	1,848	-	4.4
Restaurant	4.3	1,000	4,346	-	44.3
Restaurant Dining Terrace	n/a	n/a	2,730	-	13.9
Spa Reception	0.6	1,000	621	-	1.3
Common/Circulation	48.5	1,200	58,228	-	n/a
Support	26.1	1,200	31,268	-	n/a
Amenity	n/a	n/a	30,041	-	n/a
Parking	n/a	n/a	134,941	-	n/a
Total Parcel 4	215.0	220.0	421,397	147	172.9
GRAND TOTAL ALL PARCELS (Developer Provided Density)	284.2	288.8	629,813	181	172.9
Developer SFE Surplus (Deficit)	4.6				
TOB Provided for Parcel 2 Incremental Workforce Housing	32.7	35.0	39,235		
Studio Units (Gross SF)			15,364		
Dorm Units (Gross SF)			22,013		
Allocated Storage			1,858		

Required WFH	
21,182	sf Total
5,295	onsite
15,886	offsite

Current Net SF	22,611
Surplus (Deficit)	1,429

BUILDING USE:

- 1 BEDROOM
- DORM
- STORAGE
- STUDIO

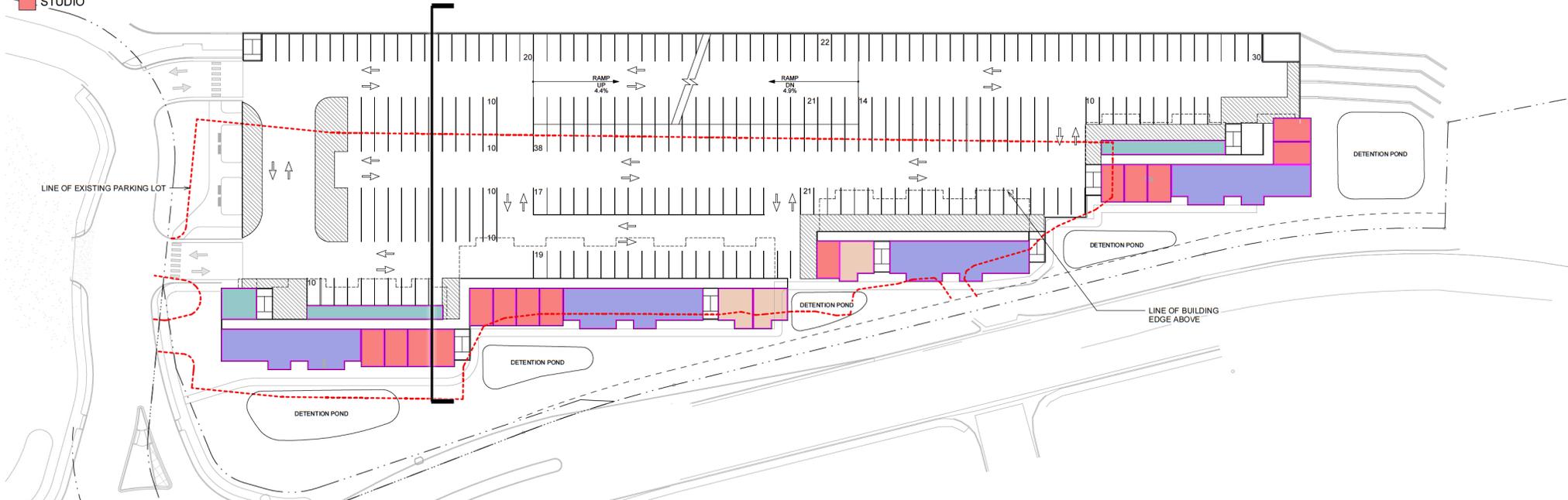


LEVEL 00

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

BUILDING USE:

- 1 BEDROOM
- DORM
- STORAGE
- STUDIO



TOTAL BEDS
 40 BEDS WITHIN STUDIO UNITS
 60 BEDS WITHIN DORM UNITS
 43 BEDS WITHIN 1 BEDROOM UNITS
TOTAL BEDS = 143

TOTAL UNIT COUNT
 40 STUDIO UNITS
 10 DORM UNITS
 43 1-BEDROOM UNITS
TOTAL UNITS = 93

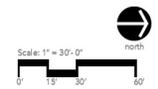
REQUIRED PARKING
 SKIER PARKING: 400
 REQUIRED ADDITIONAL PARKING: 113
TOTAL PARKING REQUIRED: 513

PROVIDED PARKING
 LOWER LEVEL PARKING: 77
 ENTRY LEVEL PARKING: 262
 2ND LEVEL PARKING: 183
TOTAL PROVIDED PARKING: 522

STUDIOS= 40 SPACES (1 PER UNIT)
 1 BR UNITS= 43 PARKING SPACES (1 PER UNIT)
 DORMS= 30 PARKING SPACES (.5 PER BED)

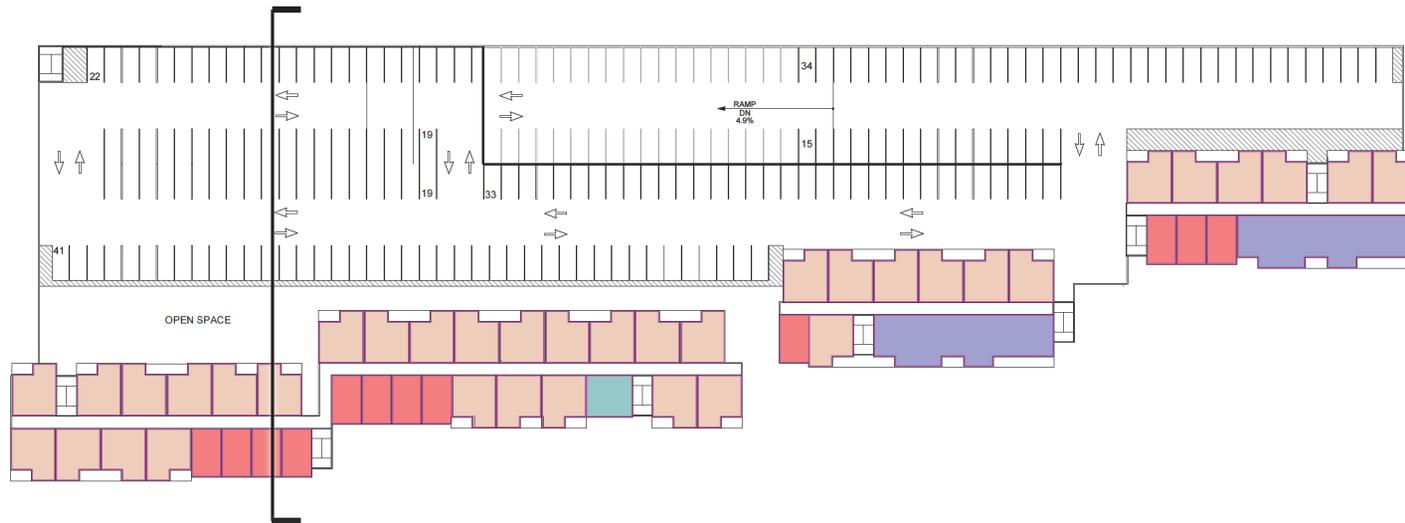
LEVEL 01

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BUILDING USE:

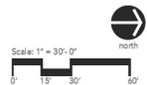
- 1 BEDROOM
- DORM
- STORAGE
- STUDIO



LEVEL 02

PARKING ONLY TO LEVEL 02

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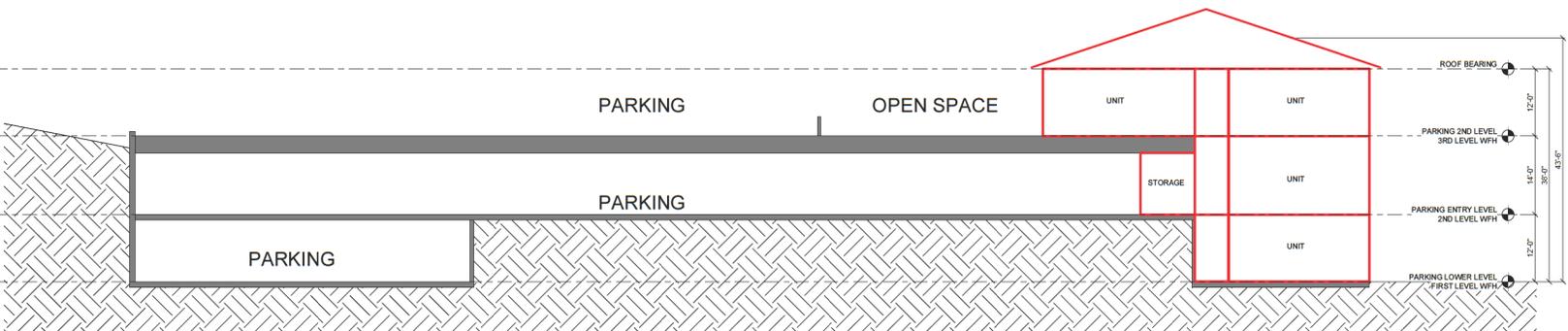


Gold Rush North and Gondola Lot North Concept
BGV

Concept
Gold Rush North Floor Plans
October 15, 2023



WFH: 3 STORIES FRONTING NORTH PARK AVENUE WITH 1 STORY TOWARD PARKING



SECTION LOOKING NORTH

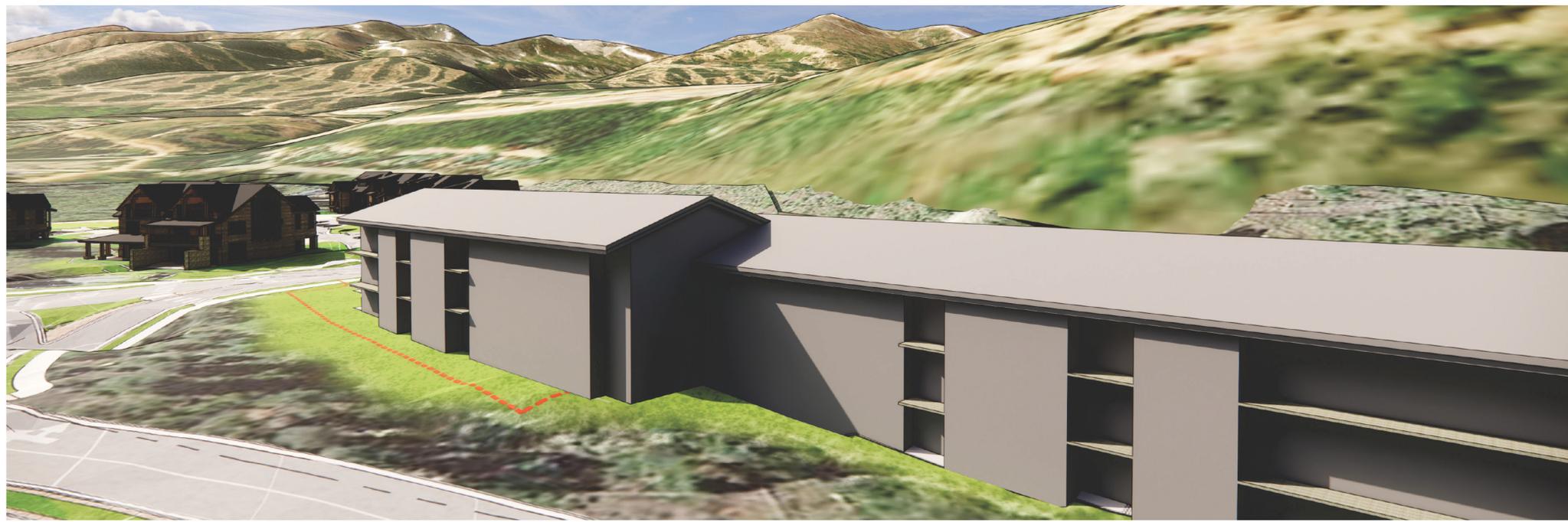
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Scale: 1" = 10'-0"



PERSPECTIVE LOOKING NORTH

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



PERSPECTIVE LOOKING SOUTHWEST

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NORTH GONDOLA LOT & GOLD RUSH LOTS
355 N. PARK AVE. BRECKENRIDGE, CO

NOT FOR
CONSTRUCTION

DRAWN BY: ZS/TJ
CHECKED BY: DTJ
PROJECT NO.: 2019026
ISSUE DATE: 10/12/2023
REVISIONS:

SHEET TITLE:
**GOLD RUSH
SOUTH SITE
PLAN**

SHEET NUMBER:

L201



EXISTING BRECK CONNECT
GONDOLA TOWER #3
LOT 2&3 SUB. BOUNDARY LINE
SURVEYED WETLAND BOUNDARY
10' WETLAND SETBACK
25' WETLAND SETBACK

15' BUILDING SETBACK
LOT 1&2 BOUNDARY LINE
EXISTING 80' TRANSPORTATION
EASEMENT

EXISTING BRECK CONNECT GONDOLA CABLE LINE
EXISTING BRECK CONNECT GONDOLA TOWER #2

PROPOSED STORM
WATER DETENTION
PROPOSED ROAD R.O.W.



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 DTJ DESIGN, INC. 2023

Drawing: 11/10/2023, Boulder, Colorado, Joe DeWitt, CAD/Drawings Coordinator/04.026-COR, Planning Plan, L302.dwg
 Date Saved: October 12, 2023 6:13:52 PM by Zeehan
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LANDSCAPE LEGEND		
	PROPERTY LINE	
	SETBACK LINE	
	LOT SUBDIVISION LINE	
	ASSUMED EXISTING TREES	
	LOCATION	
TREE LEGEND		
SYMBOL	TYPE	
	NARROW LEAF COTTONWOOD	
	QUAKING ASPEN	
	RIVER BIRCH	
	COLORADO SPRUCE	
	DOUGLAS FIR	
TREE REMOVAL AND REPLACEMENT LEGEND		
SYMBOL	CATEGORY	QTY.
	EXISTING TREE TO BE PRESERVED	61
	EXISTING BUFFER TREE TO BE REMOVED	41
	EXISTING INTERNAL SITE TREE TO BE REMOVED	30
	BUFFER TREE REPLACEMENT	91
	INTERNAL SITE TREE REPLACEMENT	45
TOTAL PRESERVED		61
TOTAL REMOVED		71
TOTAL REPLACED		134

NOTES	
ALL EXISTING TREE LOCATIONS AND QUANTITIES REPRESENTED IN THIS EXHIBIT ARE ASSUMED. TREE LOCATIONS AND QUANTITY ASSUMPTIONS ARE BASED ON DETAILED AERIAL PHOTOGRAPHIC ANALYSIS. ACTUAL TREE LOCATIONS AND QUANTITIES ARE TO BE VERIFIED IN FUTURE DEVELOPMENT AND DESIGN UTILIZING A CERTIFIED TREE SURVEY PROVIDED BY A PROFESSIONAL SURVEYING ENTITY.	



Parcel 2 - Gold Rush North (North-East View from Park Avenue)



Parcel 2 - Gold Rush North (East View from Park Avenue)



Parcel 2 - Gold Rush North (East View from Park Avenue)



Parcel 2 - Gold Rush North (North View from Parcel)



Parcel 2 - Gold Rush North (East View from Parcel)



Parcel 2 - Gold Rush North (South View from Parcel)



Parcel 2 - Gold Rush North (South View from Parcel)

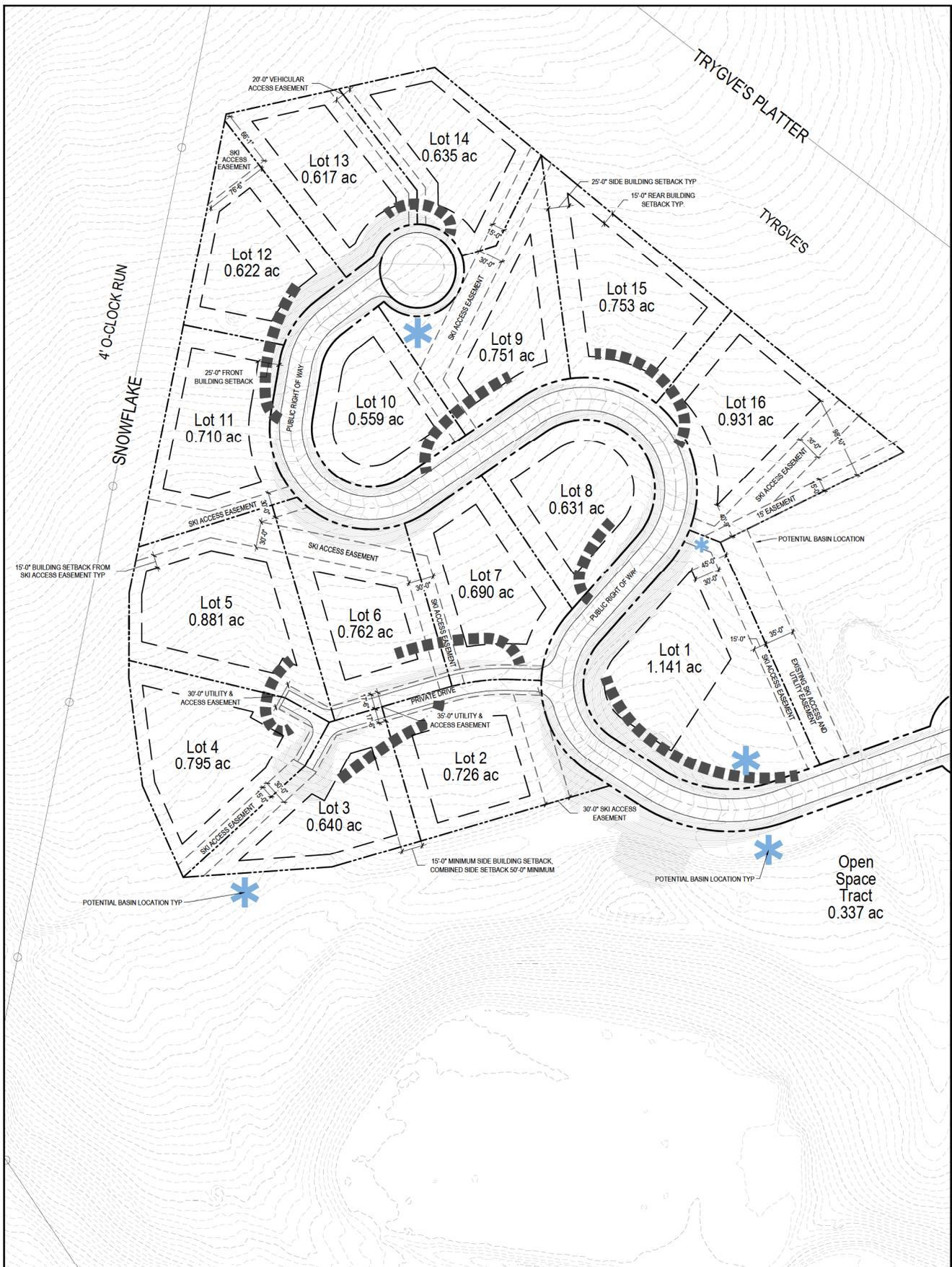


Parcel 3 - Gold Rush South (South-East View from Park Avenue)



Parcel 3 - Gold Rush South (East View from Park Avenue)





SETBACKS	
Front Yard:	25'
Rear Yard:	15'
Side Yard:	15' (with combined side yard setbacks on each lot equaling a min of 50')

Base information and topography shown was sourced from USGS. A survey of existing conditions and utilities is needed to verify design concept.



LOT COVERAGE DIAGRAM LEGEND	
	OPEN SPACE / PERMEABLE AREA
	HARDSCAPE AREA
	BUILDING AREA
	PROPOSED LOT AREA

LOT COVERAGE - BY LOT		
EAST PEAK 8		
	SQ. FT	PERCENTAGE
OPEN SPACE/ PERMEABLE AREA	71072 S.F.	38.91%
HARDSCAPE	40928 S.F.	26.41%
BUILDING	63325 S.F.	34.68%
TOTAL LOT AREA	182849 S.F.	100%



ARCHITECTURE
 PLANNING
 LANDSCAPE ARCHITECTURE
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 Boulder, Colorado 80301
 T. 303.443.7533
 www.dtdesign.com

EAST PEAK 8
 BRECKENRIDGE GRAND VACATIONS

NOT FOR CONSTRUCTION

DRAWN BY:	ZE
CHECKED BY:	DTJ
PROJECT NO.:	2023024.40
SHEET DATE:	09/26/2022
REVISION:	

SHEET TITLE:
LOT COVERAGE PLAN

SHEET NUMBER:

L108.1

LOT COVERAGE DIAGRAM LEGEND	
	OPEN SPACE / PERMEABLE AREA
	HARDSCAPE AREA
	BUILDING AREA
	PROPOSED LOT AREA

LOT COVERAGE - BY LOT		
GOLD RUSH SOUTH - LOT 1 - LOT 1A - BLOCK 4		
	SQ. FT	PERCENTAGE
OPEN SPACE/ PERMEABLE AREA	87,587 S.F.	61.19%
HARDSCAPE	26,675 S.F.	18.64%
BUILDING	28,862 S.F.	20.17%
TOTAL LOT AREA	143,124 S.F.	100%
GOLD RUSH SOUTH - LOT 2 - LOT 1A - BLOCK 4		
	SQ. FT	PERCENTAGE
OPEN SPACE/ PERMEABLE AREA	92,538 S.F.	100%
HARDSCAPE	0 S.F.	0%
BUILDING	0 S.F.	0%
TOTAL LOT AREA	92,538 S.F.	100%
GOLD RUSH NORTH - LOT 1B - BLOCK 4		
	SQ. FT	PERCENTAGE
OPEN SPACE/ PERMEABLE AREA	117,889 S.F.	47.23%
HARDSCAPE	9,387 S.F.	3.76%
BUILDING	122,354 S.F.	49.01%
TOTAL LOT AREA	249,630 S.F.	100%



NORTH GONDOLA LOT & GOLD RUSH LOTS
355 N. PARK AVE. BRECKENRIDGE, CO

NOT FOR CONSTRUCTION

DRAWN BY: ZS/TJ
CHECKED BY: DTJ
PROJECT NO.: 2019026
ISSUE DATE: 10/17/2023
REVISIONS:

SHEET TITLE:
LOT COVERAGE PLAN

SHEET NUMBER:

L108.2



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